



CITY OF ATLANTA

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STAFF REPORT

June 25, 2014

REVISED

July 9, 2014

(Revised text shown in italic.)

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-14-172) for a variance to allow an addition taller than the existing house and with a higher ridge and (CA3-14-171 for alterations and an addition at **65 Waddell Street** - Property is zoned R-5 / Inman Park Historic District / Beltline.

Applicant: Elaine Drayton
124 S. Columbia Drive, Decatur

Facts: According to the District inventory sheet, the house was built in 1911 and is considered contributing to the District. The one-story, front gable roof house has a full-width front porch with a projecting left side portion. The front yard of the lot sits slightly above the sidewalk and the house itself sits on a relatively standard crawlspace foundation. There is a slight drop off to the rear of the lot. The lot is about 44 ft wide and 218 ft deep. The house sits relatively square on the lot. At the rear of the house are a deck, concrete pad, brick walkways, and brick patio.

The Applicant proposes to:

1. Add an addition to the top of the house by building a side-to-side gable starting partially up from the bottom of the side roof planes and building a gable roof dormer that straddles the existing front to back gable both of which will have ridge lines higher than the existing gable;
2. Add an inset balcony with French doors within the original front facing gable of the house;
3. Extend the existing brick chimney.

No other work on the existing house or site work is proposed as this time.

At the June 25th Commission meeting, the Applicant was deferred until the July 9th Commission meeting due to a lack of quorum. The Applicant had intended to defer the application in order to address the concerns noted in the June 25th Staff Report. On July 1, 2014 the Applicant submitted a revised variance argument and revised design. It is these revised materials that are considered in this revised Staff Report.

Analysis: The following code sections apply to this application:

Per Section 16-20L.005 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to all properties located within the Inman Park Historic District.

1. General criteria.

- a. Except as otherwise provided herein, the procedures for determining the appropriate type of certificate of appropriateness shall be those specified in section 16-20.008 of the Zoning Code.
- b. In the Inman Park Historic District, the commission shall apply the standards referenced below only if the standards set forth elsewhere in this chapter 20L do not specifically address the application including multifamily residential, institutional, commercial, industrial and mixed use structures in Subarea 1:
 - i. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
 - ii. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
 - iii. Each property shall be recognized as a physical record of its time, place, and use. Changes shall not be undertaken that create a false sense of historical development, such as adding conjectural features or elements from other historic properties.
 - iv. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
 - v. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize a property, shall be preserved.
 - vi. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and, where possible, materials.
 - vii. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
 - viii. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
 - ix. New additions, exterior alterations, or related new construction, shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work may be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 - x. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- d. Compatibility rule:
 - i. The intent of the mayor and council in establishing the regulations of the Inman Park Historic District is to ensure that alterations to existing structures, and new construction, in Subarea 1 and alterations to existing contributing structures in Subarea 2 and Subarea 3 are compatible with the historic design, scale, and general character of the entire district as it existed in 1945, of the contributing structures in each subarea, and of the contributing structures in the immediately adjacent environment of a particular block face; and further, to ensure that lot platting in Subarea 1 is compatible with the historic platting pattern of Subarea 1 and of a particular block face as it existed in 1945.
 - ii. To further that intent and simultaneously permit flexibility in design, the regulations provide a compatibility rule which is as follows:
 - (a) Where quantifiable (i.e. building height, setback, etc.), the element or building characteristic in question shall be no less than the smallest such element or building characteristic of buildings or site layouts in that block face that characterizes such like contributing buildings and shall be internally consistent with the historic design of the structure and shall be no greater than the greatest such element or building characteristic of buildings or site layouts in that block face that characterizes such like contributing buildings or site layouts and shall be internally consistent with the historic design of the structure.
 - (b) Where not quantifiable (roof form, architectural trim, etc.) it shall be compatible with that which predominates in contributing structures on that block face and shall be internally consistent with the historic design of the structure.
- f. Building height shall be measured on the front elevation from the average point of grade on the front elevation to the highest point of the roof or façade, whichever is higher.

2. Certificates of appropriateness.

- a. Notwithstanding any other provision herein, no certificate of appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
- d. Type III certificates of appropriateness shall be reviewed by the commission and shall be required for:

- ii. Additions that are visible from a public street or park, unless such additions are specifically exempted from a certificate of appropriateness in the subarea regulations.
 - e. Type IV certificates of appropriateness shall be required for demolition or moving of any contributing principal structure. A partial demolition of a contributing principal structure shall require a Type IV certificate of appropriateness only when said partial demolition will result in the loss of significant architectural features that destroys the structure's historic interpretability or importance.
3. Variances, Special Exceptions, and Appeals.
- Variance applications, applications for Special Exceptions, and appeals from these Regulations shall be heard by the Commission. The Commission shall have the authority to grant or deny variances from the provisions of this Chapter when, due to special conditions, a literal enforcement of its provisions in a particular case will result in unnecessary hardship. The procedures, standards, and criteria for decisions regarding such variances shall be the same as those specified in Chapter 26 of this Part 16. The Commission shall have the authority to grant or deny applications for Special Exceptions pursuant to the standards in Chapter 25. The Commission shall have the authority to grant or deny applications for appeal pursuant to the standards in Section 16-30.010 and the appeal provisions for said decision, set forth in Section 16-30.010(e), shall also apply to the Commission's decision.

Sec. 16-20L.006. - Specific regulations for Inman Park Core District, Subarea 1.

In the Inman Park Core District, Subarea 1, the commission shall apply the standards referenced in section 16-20L.005(1)(b) only if the standards set forth below in this chapter 20L do not specifically address the application:

1. Design standards and other criteria for construction of and for additions to one- and two-family residential structures.
 - f. The compatibility rule shall apply to the form and pitch of the primary roof of the principal structure.
 - g. The compatibility rule shall apply to the height, scale, and massing of the principal structure, except as noted below. In no case shall the height of a structure exceed 35 feet. (See section 16-28.022 for excluded portions of structure.)
 - i. The height of additions shall not be subject to the compatibility rule, but shall be no higher than the existing structure.
 - ii. Notwithstanding the compatibility rule, any new roof ridge line shall be no higher than the highest roof ridge line of the existing structure.
 - n. The compatibility rule shall apply to the following aspects of fenestration, if visible from a public street or park upon completion:
 - i. The style of the individual window.
 - (1) Windows in the front façade shall be predominantly vertical in proportion.
 - (2) If muntins and/or mullions are used, such muntins and/or mullions shall be either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass.
 - (3) Window and door casings widths and depths are subject to the compatibility rule.
 - ii. The size and shape of individual window openings.
 - iii. The overall pattern of fenestration as it relates to the building façade.
 - p. Wood lap siding, cementitious lap siding, brick, stone, external insulating finishing system ("EIFS"), and true stucco systems are permissible building materials for the façade of the principal structure. Corrugated metal, aluminum siding, and vinyl siding are not permitted.
 - q. The compatibility rule shall apply to building materials and design elements, if visible from a public street or park upon completion, and in addition to all other applicable regulations, as follows:
 - i. The dimensions of the exposed face of lap siding and wood shingles.
 - ii. The type of brick and pattern of brickwork.
 - iii. The type of stone and pattern of stonework.
 - vi. The materials and pattern of roofing.
 - ix. Visible portions of chimneys.
 - (1) Chimneys shall be faced with masonry. Siding on chimneys is not permitted.
 - x. Skylights are permitted where not visible from a public street or park wherever possible. Protruding bubble skylights are prohibited.
2. Setback requirements:
 - b. New additions to existing structures: The following setback requirements and maximum floor area ratio shall apply to all permitted uses of new additions to existing structures: Rear setbacks shall be subject to the compatibility rule. The compatibility rule shall not apply to the front and side setbacks of any addition to an existing structure, however the front and side yard setbacks of the addition shall not be less than the respective setback, at its closest point, of the existing structure.
4. Principal uses and structures:

- a. Properties that have an underlying zoning designation of R-5 shall be used only for the following principal purposes subject to the following provisions:
- v. Floor area ratio shall not exceed 0.50.

Per Section 16-26.003:

- (1) Findings Required: Except as permitted by the provisions of subsection (2) below, variances may be granted by the board only upon making all of the following findings:
 - (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
 - (b) The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship;
 - (c) Such conditions are peculiar to the particular piece of property involved; and
 - (d) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.

Variance Analysis:

The Applicant submitted a variance analysis previously sent to Commission members.

The Applicant notes in their variance analysis that the existing ridge line would preclude creation of a second story living space on the house due to a lack of square footage with an appropriate head height of 8 ft. The Applicant further notes that the houses on either side of the subject property have higher ridge heights and even with the 35 in. increase proposed, the resulting ridge height would still be “considerably lower than the neighboring houses”. Lastly, the Applicant notes that the subject house has only 2 bedrooms while most of the other houses on Waddell Street have 3 or 4 bedrooms. The Applicant did not include any more detailed information about the heights of the neighboring houses.

While the Staff agrees that there might be a limited amount of 8 ft. head height, the Applicant has not shown why not being able to use the entire attic of a house for a new second floor is a hardship. The Staff would not concur that the proposed side-to-side gable would be “considerably lower” than 67 Waddell Street. The house at 61 Waddell Street is a two-story house that is an entirely different form than the subject property. The Staff would also note that many of the houses on Waddell Street are 1990s in-fill construction built prior to the District’s creation. Further, the Staff finds that the proposed side-to-side gable, even viewed in perspective from the street, will be a substantial change in the house’s character and visual presence, even with the changes to the front façade. Lastly, the Staff would note that given the size, house placement, and topography of the subject lot and adjoining lots, the entire addition will be completely visible from the street.

The Applicant did not provide any information about potential alternatives, including a rear addition, a substantially smaller second story addition, an addition located substantially farther back on the house, or combinations thereof.

The Staff finds that the Applicant has not shown that there are conditions extraordinary or exceptional to the lot, an unnecessary hardship would be created to make an addition that meets the height requirements, there are peculiar conditions related to this property or that there would not be substantial detriment to the public good.

Therefore the Staff would recommend deferral of the variance to allow time for the Applicant to attempt to document that the requested variance meets the criteria for the variance being issued.

In their revised submission, the Applicant notes that the rear portion of the property is lower than the front portion making the height of the foundation of a rear addition “a unique hardship”. The

Applicant also notes that a rear addition would have a very high foundation wall, would “necessitate the removal of an assumed healthy 50 in. White Oak Tree”, would require reconfiguration of a recently renovated existing spaces, loss of their off-street parking, and a change in egress from the existing basement.

The Applicant also notes that existing roof height is not sufficient for an attic renovation within the existing framing, and moving the addition to the rear of the existing house’s footprint would “result in un-favorable views to the front the neighboring 2nd stories.” The Applicant further notes that neighboring homes are larger with more bedrooms; they have lived in the house for 10 years; and have invested \$30,000 in previous renovations.

The Staff would note that while the increased height is relatively small (2 ft. 11 in.) the new height appears to double the “cross gable” effect of the existing roof form, is located almost aligned with the front façade of the house, and most of that new height is carried down the sides of the house via the gable dormer that straddles the front to back ridge line of the existing main roof.

While the site plan does not clearly indicate where the off-street parking is located, it appears that it would be between the existing deck and brick walk. The Staff would note that if a full-width rear addition where located in this area, the shared common drive would have to be extended (including on the neighbors property) to provide for on-site parking for the subject property. It would appear, though, that the 50 in. White Oak’s root zone is already significantly impacted by the existing improvements including the brick patio, concrete parking pad, brick walkway and deck.

The Staff finds that the additional information provided by the Applicant does address some of its concerns to a limited degree. It is not clear, however, why by reversing the orientation of the stairs the addition could not be shifted to the rear of the property greatly reducing the visibility and visual effect of the addition.

The Staff would also continue to note that many of the houses on Waddell Street are 1990s in-fill construction built prior to the District’s creation and that many of the historic houses on Waddell Street were originally two-story houses.

The Staff finds that while the Applicant has generally described conditions and circumstances related to the property and project that could meet the variance criteria, additional information might help document that there are conditions extraordinary or exceptional to the lot, an unnecessary hardship would be created to make an addition that meets the height requirements, there are peculiar conditions related to this property or that there would not be substantial detriment to the public good.

The Staff also finds that additional information could document that the proposed design is the only reasonable option for achieving the desired program on the property.

To document compliance with the variance criteria, the Staff would recommend the Applicant provide: a more detailed description / analysis of the effects of a true rear addition on the 50 in. white oak’s root zone and other features in the rear yard; a schematic design of a roof top addition located further to the rear of the property (including any issues with interior reconfiguration), and a study of the visual effects (as viewed from the street) of the proposed addition as is and located further back on the house.

Design Analysis:

Add an addition to the top of the house by building a side-to-side gable starting partially up from the bottom of the side roof planes and building a gable roof dormer that straddles the existing front to back gable both of which will have ridge lines higher than the existing gable.

Given the Staff's concerns regarding the variance related to the addition's height in relationship to the existing house, the Staff will only address the setbacks and architectural characteristics of the addition, including the individual architectural features.

The addition will be located on top of and inset from the existing facades of the house. Given that the existing house is considered contributing to the District (and thus automatically within the range on the block face) the front and rear yard setbacks of the addition met the District regulations. Given the addition will not be any closer to the side property lines on both the left and right sides as the closest point of the left and right sides of the existing house, the addition meets the side yard setback requirements as well.

Given the addition's location and size has not been changed, the Staff finds the setbacks are still met.

While the Staff generally concurs with the architectural composition of the side ends of the gable (siding, four-over-one windows, flat trim, etc.), it is concerned about the spacing of the paired and triple windows. There is no flat trim located between the grouped windows, as is the case with original or historic windows. The Staff would recommend that the trim around the grouped windows on the addition be compatible with the existing architecture of the house. In addition, the Staff would recommend that all new windows are either true divided lights or simulated divided lights with the light division permanently affixed to the exterior of the glass.

On the right side façade, the appropriate flat trim has been added between the grouped windows and all light divisions will be permanently affixed to the exterior of the window glass. No such notations are included on the left side façade. The Staff would retain its previous recommendation.

Further, it appears that there is a skylight located above one of the new bathrooms which is not shown on the elevations. The Staff would recommend the Applicant show the location of the proposed skylight on the elevations and document how it meets the District regulations.

The skylight has been shown, but documentation was provided as to how its location meets the District regulations. The Staff would retain the later portion of its previous recommendation.

Add an inset balcony with French doors within the original front facing gable of the house.

The Staff does not find that the proposed inset balcony and French doors meet the District regulations for several reasons. First, while the Staff understands that there are examples of inset balconies in the District, the Staff finds that these are either located on non-bungalow, larger house types or they are contemporary alterations and not original or historic to the house on which they are located. A few of the larger, two-story, more ornate Queen Anne or American Foursquare houses have inset balconies, usually located above a lower roof or porch. The subject house is not that size, house type, or architectural style. The few examples of one-story, more vernacular bungalows with inset front porches are more contemporary alterations or are non-contributing houses.

Second, the proposed inset balcony would substantially alter distinctive materials, features, and finishes of the house. Further, the alteration would not be compatible with the original or historic

features of a one-story, vernacular bungalow. Regarding the French doors, the Staff is not aware of any example in the District of an original or historic set of French doors in the gable of a bungalow.

The Staff would recommend the proposed inset balcony and French doors are eliminated from the proposed design.

The proposed inset balcony and French doors have been eliminated from the proposed design and replaced with either two double hung windows or a triple casement window. Given that the room to which these windows are related is not a bedroom (and this does not require egress-sized windows), the Staff would recommend that the double hung windows be used and their size is proportionally reduced to be similar in size to an original gable vent or similar original feature on a similar historic house on the block face.

Extend the existing brick chimney.

While the Staff understands the need for the chimney extension, it is concerned about the appearance of the new brick and mortar. The Staff would recommend the Applicant provide more information about the brick, mortar, and construction technique of the chimney extension.

More information has been provided about the chimney extension, noting it will be "brick masonry to closely match existing brick and mortar." The Staff has no concerns about the chimney extension.

Other Design Concerns

The Staff would recommend the Applicant provide the calculations for the floor area ratio.

The Applicant has provided floor area calculations noting the existing and proposed heated spaces, which taken together are well below the 50% maximum.

Variance (CA3-14-172):

Staff Recommendation: Based upon the following:

(a) The Applicant has not shown that the variance criteria have been met, per Section 16-26.003(1).

Staff recommends deferral of the application for a Type III Certificate of Appropriateness (CA3-14-172) for a variance to allow an addition taller than the existing house and with a higher ridge line at **65 Waddell Street** - Property is zoned R-5 / Inman Park Historic District / Beltline to allow time for the Applicant to address the following comments and concerns:

1. *To document compliance with the variance criteria, the Staff would recommend the Applicant provide: a more detailed description / analysis of the effects of a true rear addition on the 50 in. white oak's root zone and other features in the rear yard; a schematic design of a roof top addition located further to the rear of the property (including any issues with interior reconfiguration), and a study of the visual effects (as viewed from the street) of the proposed addition as is and located further back on the house, per Section 16-26.003(1); and*
2. All new documentation, analysis, or other supporting materials shall be submitted (along with the required number of copies) at least eight (8) days prior to the Commission meeting to which this application is deferred.

Design Review (CA3-14-171):

Staff Recommendation: Based upon the following:

- (a) The Staff recommendation regarding CA3-14-172; and
- (b) Some components of the proposal meet the District regulations, per Section 16-20L.005 and Section 16-20L.006.

Staff recommends deferral of an application for a Type III Certificate of Appropriateness (CA3-14-171) for alterations and an addition at **1030 Austin Ave.** - Property is zoned R-5 / Inman Park Historic District / Beltline to allow time for the Applicant to address the following comments and concerns:

1. The trim around the grouped windows on the addition shall be compatible with the existing architecture of the house, per Section 16-20L.005(1)(b);
2. All new windows shall be either true divided lights or simulated divided lights with the light division permanently affixed to the exterior of the glass, per Section 16-20L.006(1)(n)(i);
3. *The Applicant shall document how the proposed skylight meets the District regulations, per Section 16-20L.006(1)(q)(x);*
4. *The double hung windows be used in the front gable and their size is proportionally reduced to be similar in size to an original gable vent or similar original feature on a similar historic house on the block face, per Section 16-20L.005(1)(b); and*
5. All new documentation, plans, elevations, or other supporting materials shall be submitted (along with the required number of copies) at least eight (8) days prior to the Commission meeting to which this application is deferred.



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JAMES E. SHELBY
COMMISSIONER

CHARLETTA WILSON JACKS
DIRECTOR
Office of Planning

STAFF REPORT
July 9, 2014

Agenda Item: Application for a Type III Certificate of Appropriateness / Certificate of Compliance (CA3-14-173) for a single-family house at 600 Page Avenue, N.E. – Property is zoned SPI-7 - Subarea 2 (Candler Park Special Public Interest District.)

Applicant: Adam Stillman
350 Sinclair Avenue

Facts: The proposed two-story house is located in Subarea 2A of the Candler Park SPI district. The lot is located along the west side of Page Avenue, south of Clifton Road. The subject lot is relatively flat. The north portion of the lot is within the 75 ft. riparian buffer zone for a “seasonal stream” which is located on the lot to the north of the subject lot.

The basement garage will be accessed via a driveway along the northern portion of the property.

Analysis: The following code sections apply to this application:

Per Section 16-18G.003 of the Atlanta Land Development Code, as amended:
Boundaries of the District and subarea established.

- (2) Subarea 2: This subarea is comprised of three separate areas, defined as those properties which have a front yard on the following streets:
 - a. The west side of Page Avenue, the south side of Clifton Terrace, and the east side of Terrace Avenue;

Per Section 16-18G.004. General Regulations.

The following regulations shall apply to all properties located within the Candler Park Special Public Interest District, including all subareas of said district:

- (1) The provisions set forth in sections 16-18.005, 16-18.006 and 16-18.007 relating to requirements for special administrative permits shall not apply to the SPI-7 Candler Park District.
- (2) Any proposed amendment to this chapter shall be processed, considered and decided pursuant to the procedures and criteria contained in chapter 27 of this part. Prior to action by the zoning review board on any amendment affecting this district, said amendment shall first be referred by the director of the bureau of planning to the Atlanta Urban Design Commission so as to provide an opportunity for review and written comment on said proposed amendment.

Per Section 16-18G.006. Residential subareas 2 and 3: specific regulations.

Subareas 2 and 3 together are identified as the residential subareas. In addition to the general regulations and provisions of this chapter, the following specific regulations shall apply to the residential subareas:

- (1) The specific regulations for the residential subareas shall consist of section 16-18G.006 through section 16-18G.0013.
- (2) No building permit shall be issued by the bureau of buildings within the SPI-7 Candler Park District without the prior approval and issuance of a certificate of compliance from the Atlanta Urban Design Commission (AUDC). The purpose of this requirement is to assist the bureau of buildings with review of proposed permits for consistency with the requirements of sections 16-18G.006 through 16-18G.013 of this chapter. In addition to all materials otherwise required by the bureau of buildings, applications for building permits in these subareas shall include: a site plan at a minimum scale of one inch, equals 20 feet; typical building sections and exterior elevations at a minimum scale of one-fourth inch equals one foot; and outline specifications for all exterior building and landscaping materials. Larger scale drawings at appropriate scale shall be required of significant details when necessary for adequate review. Following transmittal of a complete application from the bureau of buildings to the AUDC, the AUDC shall review said application for consistency with the criteria and standards set forth in sections 16-18G.006 through 16-18G.013. The burden is on the applicant to demonstrate said consistency. If the application is consistent with said criteria and standards, it shall be approved and the AUDC shall issue a certificate of compliance certifying said compliance. The AUDC shall have the authority to impose conditions on said certificates as appropriate. If the application is not consistent with said criteria and standards, it shall be denied. Immediately following said action, the AUDC shall transmit the application together with its denial or approval to the bureau of buildings. The bureau of buildings shall then review the application for compliance with all remaining applicable provisions of this chapter and other applicable ordinances. No building permit shall be issued for any application that has not received the required certificate of compliance. Appeals from the final decision of the director may be taken pursuant to the provisions of section 16-30.010 to the board of zoning adjustment.
- (5) The City of Atlanta Tree Ordinance shall apply.

Per Section 16-18G.007. Residential subareas 2 and 3: permitted principal uses and structures.

- (1) Subarea 2: A building or premise shall be used only for a single-family detached dwelling. In no case shall there be more than one main building and one main use on a lot.

Per Section 16-18G.008. Residential subareas 2 and 3: permitted accessory uses and structures.

Uses and structures which are customarily incidental and subordinate to permitted principal uses and structures are permitted. These include but are not limited to the following, subject to limitations and requirements set forth herein or elsewhere in this part:

- (2) When a private garage is part of a principal structure, the vehicular entry door shall not be located on the front facade of the main building, and all vehicular access to the garage shall be from the rear or side of the principal structure. Garages, when detached from the main residential structure, shall be located to the rear of the main structure within the buildable area of the lot and, on corner lots, shall be subject to side yard setbacks.

Per Section 16-18G.009. Residential subareas 2 and 3: minimum yard requirements; maximum floor area ratio.

The following yard requirements shall apply to all permitted uses. Distances shall be construed as minimum requirements except where otherwise specifically indicated:

- (1) Front yards:
 - a. Subarea 2A: Page Avenue: 50 feet minimum, 55 feet maximum.
- (2) Side yards:
 - a. Subarea 2: 7 feet.
- (3) Rear yards: 7 feet.
- (5) Maximum floor area ratio: The residential, or dwelling, floor area ratio shall not exceed 0.50.
- (6) Minimum lot size:
 - a. Subarea 2: Every lot shall have a minimum area of 7500 square feet and a minimum frontage of 50 feet.

Per Section 16-18G.010. Residential subareas 2 and 3: minimum off-street parking requirements.

In addition to the provisions of section 16-28.008(7), which shall apply and are incorporated herein, the following parking requirements shall apply to all permitted uses.

- (1) There shall be a minimum of two spaces per dwelling unit.
- (2) No parking shall be permitted in a required front yard or half-depth front yard or between a primary residence and a street.

Sec. 16-18G.011. Residential subareas 2 and 3: architectural requirements.

In addition to the regulations and provisions of this chapter, and except as otherwise specifically provided herein, the following architectural regulations shall apply.

- (1) Definitions. For the purposes of interpreting this code section, the following definitions shall apply;
 - a. Neighborhood means the Candler Park Neighborhood as it exists on the official neighborhood map of the City of Atlanta.
 - b. Substantially proportional means that the element in question, such as roof pitch, scale, mass, or height, is sufficiently proportional to that found in the chosen architectural style to allow a trained observer to identify the new construction as originating from said architectural style.
 - c. Substantially characteristic means that the material in question, such as brickwork, stonework, or roofing material, reflects visual qualities that are sufficiently characteristic of those found in the chosen architectural style to allow a trained observer to confirm that the new construction is consistent with said architectural style.
- (2) Statement of intent. The council finds that the following established residential architectural styles currently exist in the neighborhood and contribute to its unique character: Late Victorian; Transitional style of bungalow between late Victorian and Craftsman; Bungalows with Greek Revival, Tudor or Craftsman detailing; American Four Square; and Queen Anne. These residential structures generally exhibit the following significant characteristics: small rectangular shaped lots; houses which are generally situated near the front centers of these lots and stand back a uniform distance from the streets; and, due to the hilly topography, many houses with low retaining walls at the sidewalk and with steps which lead up from the sidewalk. The purpose of the following regulations is to set forth basic, minimum standards of architectural design and construction that are consistent with these existing historic styles of residences within the neighborhood, as the cumulative historic diversity of the built environment is a defining characteristic of this neighborhood. It is not the intent of the regulations to limit the design of new housing to replication of existing structures, but rather to foster residential design that incorporates the historic architectural elements and materials that are specific to the neighborhood in a meaningful, coherent manner. The following regulations are intended to achieve basic compatibility with these existing architectural styles while simultaneously encouraging consistent, creative designs that are more than a mere aggregation of random historic elements, through the use of specific standards and criteria. In addition, these regulations are intended to integrate the aesthetic and physical characteristics of new construction and landscape in this area into the existing neighborhood and public park areas in a meaningful way so as to restore and promote the public health, safety and welfare of the community.
- (3) Standards and criteria. The following standards and criteria shall apply to all new construction in the residential subareas:
 - a. All new construction on each vacant lot shall be representative of a single architectural style chosen from those styles set forth in subsection (2) above.
 - b. A paved walkway from the front sidewalk to the front entry of the principal structure shall be provided.
 - c. All front facades, front porches, front steps, and front doors of the principal structure shall face and be parallel to the street.
 - d. The form and pitch of the roof of new construction shall be substantially proportional to the chosen architectural style.
 - e. The height, scale and massing of new construction shall be substantially proportional to the chosen architectural style. In no case shall the height of a structure exceed 35 feet. (See section 16-28.022 for excluded portions of structures.)
 - f. The first floor of the principal structure shall be on foundations and elevated above grade a minimum of three entrance step risers, each of which shall be no less than seven inches in height.
 - g. Front porches on the principal structure shall be required. The design and size of said porch shall be substantially proportional to the chosen architectural style, provided that they shall be a minimum of 12 feet wide or one third the width of the front facade, whichever is greater, and a minimum of eight feet deep. Front porches shall contain roofs, balustrades, columns, steps, and other features typical of the chosen architectural style. Porches may be enclosed with screen wire or glass, provided that the main characteristics of the porch such as balustrades, columns or porch railings, and balusters are visible and maintained. Front porches may extend up to ten feet into the required front yard. All front porch steps shall have closed risers and ends.
 - h. Decks shall be located to the rear of a principal structure and shall not be visible from the public right-of-way.
 - i. When any portion of a chimney is visible as a facade element, the chimney shall originate at grade, and shall be faced with either brick or stone masonry.
 - j. Fences and walls, visible from the public right-of-way upon completion, subject to the provisions of section 16-28.008(5) and the following limitations, may occupy required yards:
 1. Fences and walls not exceeding six feet in height may be erected in side or rear yards.

2. All fences located in a required front yard or in a required yard adjacent to a street shall be constructed of brick, stone, ornamental iron, or wood pickets, in a manner which is substantially characteristic of the chosen architectural style.
 3. Visible portions of retaining walls located in a required front yard or in a required yard adjacent to the street shall be constructed of stone, brick or smooth stucco in a manner which is substantially characteristic of the chosen architectural style.
 4. If more than one retaining wall is otherwise authorized in the front yard setback, the combined height of said retaining walls should not exceed four feet.
- k. The following aspects of fenestration, if visible from the public right-of-way upon completion, shall be substantially proportional to the chosen architectural style:
1. The style of the individual window.
 2. The size and shape of the individual window opening.
 3. The overall pattern of fenestration as it relates to the building facade
 4. Generally, fenestration shall be double hung.
- l. Mechanical equipment shall be located to the side and rear of the principal structure and where possible, in the least visible location. Screening with appropriate plant or fence materials is required if the equipment is visible from the public right-of-way.
- m. The following building materials and design elements of new construction, if visible from the public right-of-way upon completion, shall be substantially characteristic of the chosen architectural style, and shall apply in addition to all other applicable regulations:
1. The dimensions of the exposed face of lap siding and wood shingles.
 2. The type of brick and pattern of brickwork.
 3. The type of stone and pattern of stone work.
 4. The material and texture of stucco.
 5. The dimensions and placing of architectural ornamentation and trim. This is not intended to require the exact reproduction of existing molding profiles.
 6. The size and type of doors.
 7. The materials and pattern of roofing.
 8. Visible foundation materials. Foundations shall constitute a distinct building element and shall contrast with the primary facade siding material.
 9. Visible portions of chimneys.
 10. Front porches, including materials, features, and steps.
- n. Roof-top equipment such as attic ventilators, and HVAC vents, skylights, solar panels, communication equipment, air conditioner units, or any service or utilities equipment, when otherwise permitted and authorized by this Part 16, shall not be visible from any public right-of-way, provided that ridge vents may be visible from the right-of-way.
- o. Service and utilities equipment including gas, water, electricity, telephone, furnaces, and air conditioning units, when otherwise permitted and authorized by this Part 16, shall not be located in a front yard or a half-depth front yard.
- p. Satellite receiving-only dish antennas shall not be authorized other than by special exception by the board of zoning adjustment pursuant to Section 16-28.008 (11).
- q. Exterior lighting systems shall be designed and installed so as to be directed towards the lot on which it is located and so that no direct light is cast upon adjoining property.
- r. Grading shall not excessively or unnecessarily alter the existing topography of the site. New grades shall meet existing topography in a smooth transition. Erosion shall be prevented and runoff kept to a minimum.
- s. Every effort shall be made to preserve existing trees. A certificate of compliance shall be required for the removal of any tree with a caliper at breast height of 12 inches or greater. Trees so removed shall be replaced with trees approved by the city arborist. Before any site preparation work shall begin, a tree plan shall be approved by the city arborist. This plan shall include:
1. Location of all existing trees with type and caliper indicated;
 2. Location of all existing trees to be saved indicated;
 3. Location of all proposed trees located with type and caliper indicated.

Sec. 16-18G.012. Subarea 2: additional regulations.

In addition to the architectural requirements in section 16-18G.011 above, all new construction in Subarea 2 shall comply with the following requirements:

- (1) No individual house design shall be substantially repeated on the same side of a street block.
- (2) A planting strip shall be provided adjacent and parallel to the street two feet in width, or in conformity with the width of the existing or pre-existing strip, whichever is greater, and shall remain unpaved.
- (3) A sidewalk not less than five feet in width shall be provided between the planting strip and the required front yard, parallel to the street. Sidewalks shall be paved with a hexagonal paver or stamped with a hexagonal design of a size consistent with the historic sidewalk paving pattern.
- (4) Fences not exceeding four feet in height may be erected in the front yard. Walls, other than necessary retaining walls, shall not be erected in the front yard.
- (5) Driveways within the front yard or half-depth front yard shall be a maximum of ten feet in width.
- (6) Zero lot line development is prohibited.

Site Plan Analysis

The front, side, and rear setbacks of the house meet the District regulations, given that front porches are allowed to project into the front yard setback. The floor area ratio meets the District regulations.

The parking is provided by a double bay garage in the basement accessed via a recessed garage door in the side façade of the house. The concrete and “permeable paver” driveway to the garage is nine (9) feet wide, which meets the District regulations. There is no paving in the rear yard. The survey / site plan indicates a 9 ft. wide construction entrance in the location of the proposed driveway.

A 3.5 wide concrete walkway from the front entry to the public sidewalk is provided. The survey / site plan of the property indicates a 5 ft. concrete sidewalk and 2 ft. minimum planting strip. The District regulations require a minimum five (5) ft. wide sidewalk of hexagonal pavers or stamped hexagonal pattern and a minimum two (2) ft. wide planting strip. The Staff would recommend that the new sidewalk consist of hexagonal pavers or stamped hexagonal pattern.

No fences, walls, or privacy fences are shown on the site plan. However, it is not clear to the Staff how the lower grade for the garage access will be created and designed (if it doesn’t already exist), and the topography on the adjacent lot. The survey / site plan does not appear to indicate any grading work (i.e. no existing or proposed grading lines are shown) but does indicate a 3 ft. high retaining, stucco-faced wall at the west end of the driveway. The Staff would recommend the Applicant clarify if any grading work will occur on the property outside the digging of the foundation itself. The Applicant shall further clarify that if grading work is occurring, how and where any retaining wall might be located and how the grading work and any potential retaining walls meet the District regulations.

The front façade, front porch, front door and front steps are parallel to the street, per regulations.

The mechanical equipment is shown on the site plan to the side of the house, which meets the setback requirements, and is indicated as screened with vegetation. The Staff would recommend that the plans specify the type and method of the screening of the mechanical equipment.

According to the site plan / survey, six (6) trees will be removed for the construction of the house and paved surfaces. No new trees are shown on the site plan. The Staff would point out that an official tree preservation plan will have to be submitted to and approved by the City Arborist before any site preparation can be started.

Building Height Analysis

Per the District regulations, the height of the structure is limited to 35 feet. The City's standard technique for measuring height is to measure from the average grade to the midpoint of the main roof form. The average grade is estimated by taking the grade line on all four sides of the house. In this case, the front, left, and rear facades have relatively the same grade line along the foundation of the house. The right side grade line dips down in the middle to accommodate the basement driveway. Using the *tallest* measurement from each façade to the mid-point of the roof (front = 33 ft., left = 29 ft., right = 35.5 ft. and rear = 29 ft.), the Staff finds that the height of the house, using the City's standard technique for measuring height, would be less than 31.6 ft., which meets the District regulations.

Building Element Analysis

A deck is located to the rear of the principal structure, but it is not clear if it will be visible from a public right of way. Given the adjacent lot is vacant the Staff thinks that the deck will be visible from just north of the property along Page Avenue. The Staff would recommend the Applicant document that the deck will not be visible from a public right of way or eliminate the deck from the proposed design.

The house is built on a foundation and the first level is accessed via five (5) front porch steps.

The chimney originates at grade and is sheathed in brick.

No roof-top equipment or satellite dishes are included in the proposed design.

Service and utilities equipment including gas, water, electricity, and cannot be located in the front yard, but are not shown in the plans. Likewise, exterior lighting systems must meet the District regulations. The Staff would recommend the Applicant clarify the location of all utility and telephone connections, as well as exterior lighting, and that such locations and designs meet the District regulations.

Architectural Analysis

In the District, a specific style allowed by the regulations must be selected for a new house. The following residential architectural styles are allowed: Late Victorian; Transitional style of bungalow between late Victorian and Craftsman; Bungalows with Greek Revival, Tudor or Craftsman detailing; American Four Square; and Queen Anne. The massing, roof form, architectural elements, materials, fenestration and doors, and all other aspects of the design must conform to the selected style. To assist in its assessment, the Staff consulted A Field Guide to American Houses, (1984), by Virginia McAlester, for definitions and specifications.

Also, no individual house design shall be substantially repeated on the same side of a street block within the District. The Staff recommends that the Applicant document that the proposed house design is not is not substantially repeated on the same side of a street block within the District.

In reviewing the proposed house, the Staff thinks that the style / form this house is closest to achieving is a Bungalow with Craftsman detailing or an American Four Square design. However, the Staff does have concerns about the conformity of the proposed house with both house styles / forms.

Regarding the house conforming to the "Bungalow with Craftsman detailing" style / form, the Staff is concerned about the use of a full second story vs. a second story within a finished "attic" (a one story mass vs. a two story mass). While full, two-story bungalows do exist, they are far less common than one-story Bungalows or one story Bungalows with finished "attic" areas. Also, the Staff is concerned

about the somewhat steeply pitched roof (7:12 pitch). Again, while there are Bungalows with such roof pitches, that Staff finds that they are less common than Bungalows with lower roof pitches.

Regarding the house conforming to the “American Four Square” style / form, the Staff is concerned with the overall length and massing of the house, given the American Four Square’s more-typically cube-like shape. The house is 31 ft. wide and 55 ft. long on the left side, making the house a long rectangle. While there are American Four Squares with such a massing, they typically have become that way through additions or other alterations. Further, the Staff is concerned with the somewhat steeply pitched roof (7:12 pitch). While there are American Four Square houses with such roof pitches, that Staff finds that they are less common than American Four Square houses with lower roof pitches.

The Staff would note, though, that the materials, porch shape and size, window size and placement, front door and architectural detailing are substantially proportional or characteristic of the Craftsman style in both the potential Bungalow or American Four Square form.

The Staff would recommend the design of the house be altered to be substantially proportional and characteristic of one of the architectural styles allowed by the District regulations.

Based on the following:

- a) The plans, with exceptions noted above, meet the District regulations, per Section 16-18G.006;

Staff recommends deferral of the application for a Type III Certificate of Appropriateness / Certificate of Compliance (CA3-14-173) for a single-family house at 600 Page Avenue, N.E. – Property is zoned SPI-7 - Subarea 2 (Candler Park Special Public Interest District.), to allow time for the Applicant to address the following concerns:

1. The new sidewalk shall consist of hexagonal pavers or stamped hexagonal pattern, per Section 16-18G.012(2) and (3);
2. The Applicant shall clarify if any grading work will occur on the property outside the digging of the foundation itself, per Section 16-18G.011(3)(r);
3. The Applicant shall clarify that if grading work is occurring, how and where any retaining wall shall be located and how the grading work and any potential retaining walls shall meet the District regulations, per Section 16-18G.011(3)(j) and (r);
4. The Applicant shall document that the deck will not be visible from a public right of way or shall eliminate the deck from the proposed design, per Section 16-18G.011(3)(h);
5. The Applicant shall clarify the location of all utility and telephone connections, as well as exterior lighting, and that such locations and designs shall meet the District regulations, per Section 16-18G.011(3)(o) and (q);
6. The plans shall specify the type and method of the screening of the mechanical equipment, per Section 16-18G.011(3)(l), (n), and (o);
7. The Applicant shall document that the proposed house design is not substantially repeated on the same side of a street block within the District, per Section 16-18G.012(1);
8. The house shall be altered to be substantially proportional and characteristic of one of the architectural styles allowed by the District regulations, per Section 16-18G.011(3)(a); and
10. The Applicant shall submit revised drawings and additional documentation (including the required number of copies) to the Staff at least eight (8) days prior to the Commission meeting to which this application is deferred.



CITY OF ATLANTA

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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT July 9, 2014

Agenda Item: Application for Type II Certificates of Appropriateness (CA2-14-180) for alterations at **715 Ormewood Avenue**– Property is zoned R-5/Grant Park Historic District (Subarea 1).

Applicant: Brent Williams
715 Ormewood Avenue

Facts: According to the Grant Park Inventory sheet this existing dwelling built in 1910 is considered contributing.

On August 22, 2012, the Commission approved an Application for a Type II Certificate of Appropriateness (CA3-12-182) for renovations/repairs to an existing porch, with the following conditions:

1. The Applicant shall provide documentation the brick foundation cannot be repaired and must be replaced, per Section 16-20K.007(2)(D);
2. The height of the porch railing shall be no more than 30", per Section 16-20K.007(2)(D); and
3. Staff shall review and if appropriate, approve the final plans.

Analysis: The following code sections apply to this application:

Per Section 16-20K.006 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to all properties located within the Grant Park Historic District.

- (2) Certificates of Appropriateness.
- (B) Type III Certificates of Appropriateness shall be required for:
 1. All new principal structures;

Per Section 16-20K.007:

- (2) *Architectural Standards.*

(A) *Statement of Intent.* The purpose of these regulations is to set forth basic, minimum standards of architectural design and construction that are compatible with and complementary to the existing historic residences within the neighborhood, as the cumulative historic diversity of the built environment is a defining characteristic of this neighborhood. It is not the intent of these regulations to limit the design of new housing to replication of styles of existing structures, but to foster residential design that, with regard to massing, size, scale, materials, and architectural quality of the neighborhood and simultaneously encourages creativity. Additionally, these regulations are intended to integrate the physical characteristics of new

construction into the existing neighborhood in a meaningful way so as to restore and promote the public health, safety, and welfare of this neighborhood.

The following residential architectural styles currently predominate in the neighborhood and contribute to its unique historic character; they are included here for reference only: American Four Square, Craftsman, English Vernacular Revival, Folk Victorian, Queen Anne, and Shotgun.

(D) *Design Criteria for Alterations and Additions to Contributing Structures.* Alterations and additions to contributing structures requiring a Certificate of Appropriateness shall comply with one of the following provided that the mere increase in floor area otherwise authorized in the district shall not constitute a standard for review:

1. Alterations and additions shall be consistent with and reinforce the historic architectural character of the entire existing contributing structure and shall comply with the applicable regulations for new construction set forth in subsection 16-20K.007(2)(B) above; or
2. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work may differentiate from the old. To protect the historic integrity of the property and its environment, any new work will be compatible with the massing, size, scale and architectural features of the property and environment.

In the Grant Park Historic District, only changes that face a public street are reviewed by the Commission. As this is an interior lot, Staff will make comments on the front façade.

The Applicant is proposing to replace an existing attic vent with a casement window. The alteration is proposed to accommodate additional living space in the attic. Staff finds the replacement of attic vents with a casement window is not only typical, it can easily be undone and does not have a significant negative impact on the historic fabric of the house. While Staff has no general concerns regarding the proposed alteration, Staff recommends the new casement window be more vertical in proportion to match the existing attic vent.

In a previous application, one of the conditions of approval was the height of the porch railing be no more than 30". The elevations indicate the existing railing is more than 30" and therefore does not meet the conditions of the previous approval. Staff recommends the existing railing be altered to be no more than 30" in height as required by the conditions of (CA2-12-182).

Staff Recommendation: Based upon the following:

- 1) The plans meet the regulations with the exception of the comments noted above per Section 16-20K.007;

Staff recommends approval of the application for a Type II Certificate of (CA2-14-180) for alterations at **715 Ormewood Avenue**– Property is zoned R-5/Grant Park Historic District (Subarea 1), with the following conditions:

1. The new casement window shall be more vertical in proportion to match the existing attic vent, per Section 16-20K.007(2)(D);
2. The existing porch railing shall be altered to be no more than 30", per Section 16-20K.007(2)(D); and
3. Staff shall review and if appropriate, approve the final plans.



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STAFF REPORT
July 9, 2014

Agenda Item: Review and Comment (RC-14-181) on U-14-106 at **408 Woodward Avenue** – Property is zoned SPI-22 (Subarea 4) / Grant Park Historic District (Subarea 2).

Applicant: Susan S. Sheffield
364 Cherokee Avenue

Facts: The property that is the subject of the special use permit application is part of a larger development site that includes the reconfiguration of an existing parking lot to the west along Woodward Avenue and Cherokee Avenue. The entire property is located in the Grant Park Historic District, which is an overlay zoning category to the underlying Special Public Interest (SPI) 22 zoning category.

The special use permit would allow for the assembly of food products on site that will not involve cooking or processing of food directly, which requires a special use permit under the SPI 22 zoning category. There are no changes proposed to the existing property to accommodate the proposed use. At this time the Commission is providing comments on the special use permit request itself. If any physical changes are proposed to the property in the future, they would need to be reviewed and approved by the Commission or Staff (as appropriate) if / when they are actually proposed.

Analysis: The following code sections apply to this application:

Per Section 6-4043 of the Atlanta City Code:

- (e) Powers and Duties: The commission is the city agency responsible for developing and administering the city's historic preservation and urban design activities and shall have the following powers and duties:
 - (6) The commission shall review and make written recommendation to the zoning review board and to the board of zoning adjustment on any proposed action pending before said boards regarding any building, site or district which has been designated for historic protection pursuant to this article or by chapter 20 of part 16 of the Code of Ordinances.

The Grant Park Historic District designation is an overlay designation. The Historic District designation does not regulate the use of the property, the number of parking spaces required on-site for any given use, or the hours of operation for any functions on the site. The design criteria that are tied to the Historic District designation are focused on the retention of historic features

and finishes, and the requirement for compatible new construction, additions, renovations, and site work.

The Staff finds the proposed special use permit would allow a change in use to the property that would have minimal or no negative effects on the physical character of the property. Further, the special use permit would not facilitate or specifically encourage any physical changes to the property that otherwise could not be compatible with the Historic District designation.

The approval of the special use permit would not supersede the requirement for the issuance of a certificate of appropriateness, as required by the Historic District designation, for any potential / future physical changes to the property, including new construction, additions, renovations, or site work.

Staff recommendation: A letter of support be sent to the Applicant and the appropriate Staff of the Office of Planning regarding Review and Comment (RC-14-181) on U-14-106 at **408 Woodward Avenue** – Property is zoned SPI-22 (Subarea 4) / Grant Park Historic District (Subarea 2).



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STAFF REPORT
July 9, 2014

Agenda Item: Review and Comment (RC-14-181) on U-14-106 at **408 Woodward Avenue** – Property is zoned SPI-22 (Subarea 4) / Grant Park Historic District (Subarea 2).

Applicant: Susan S. Sheffield
364 Cherokee Avenue

Facts: The property that is the subject of the special use permit application is part of a larger development site that includes the reconfiguration of an existing parking lot to the west along Woodward Avenue and Cherokee Avenue. The entire property is located in the Grant Park Historic District, which is an overlay zoning category to the underlying Special Public Interest (SPI) 22 zoning category.

The special use permit would allow for the assembly of food products on site that will not involve cooking or processing of food directly, which requires a special use permit under the SPI 22 zoning category. There are no changes proposed to the existing property to accommodate the proposed use. At this time the Commission is providing comments on the special use permit request itself. If any physical changes are proposed to the property in the future, they would need to be reviewed and approved by the Commission or Staff (as appropriate) if / when they are actually proposed.

Analysis: The following code sections apply to this application:

Per Section 6-4043 of the Atlanta City Code:

- (e) Powers and Duties: The commission is the city agency responsible for developing and administering the city's historic preservation and urban design activities and shall have the following powers and duties:
 - (6) The commission shall review and make written recommendation to the zoning review board and to the board of zoning adjustment on any proposed action pending before said boards regarding any building, site or district which has been designated for historic protection pursuant to this article or by chapter 20 of part 16 of the Code of Ordinances.

The Grant Park Historic District designation is an overlay designation. The Historic District designation does not regulate the use of the property, the number of parking spaces required on-site for any given use, or the hours of operation for any functions on the site. The design criteria that are tied to the Historic District designation are focused on the retention of historic features

and finishes, and the requirement for compatible new construction, additions, renovations, and site work.

The Staff finds the proposed special use permit would allow a change in use to the property that would have minimal or no negative effects on the physical character of the property. Further, the special use permit would not facilitate or specifically encourage any physical changes to the property that otherwise could not be compatible with the Historic District designation.

The approval of the special use permit would not supersede the requirement for the issuance of a certificate of appropriateness, as required by the Historic District designation, for any potential / future physical changes to the property, including new construction, additions, renovations, or site work.

Staff recommendation: A letter of support be sent to the Applicant and the appropriate Staff of the Office of Planning regarding Review and Comment (RC-14-181) on U-14-106 at **408 Woodward Avenue** – Property is zoned SPI-22 (Subarea 4) / Grant Park Historic District (Subarea 2).



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STAFF REPORT

July 9, 2014

Agenda Item: Application for Type III Certificates of Appropriateness (CA3-13-183) for a variance to allow a garage in a principal structure that is visible from the street and (CA3-13-182) for an addition and site work at **876 Euclid Avenue**- Property is zoned R-5/Inman Park Historic District (Subarea 1).

Applicant: Gray and Marge Crouse
876 Euclid Avenue

Facts: According to the District inventory sheet, the house was built in 1913 and is considered contributing to the District. The one-story, hipped roof house has a full width front porch and small hipped roof dormers on the front and side roof planes. The property is generally level with the sidewalk in its front portion, than drops down towards the rear of the house. The property shares a driveway with the property to the left.

The Applicant proposes to build a multi-level rear addition with a drive-under carport / garage at the lowest level. To do this they proposed to remove a previously enclosed rear porch. They are also going to add a 10 ft. wide concrete apron at the street for their shared driveway and are considering paving their existing gravel driveway.

Analysis: The following code sections apply to this application:

Per Section 16-20L.005 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to all properties located within the Inman Park Historic District.

1. General Criteria.

- a. Except as otherwise provided herein, the procedures for determining the appropriate type of Certificate of Appropriateness shall be those specified in Section 16-20.008 of the Zoning Code.
- b. In the Inman Park Historic District, the Commission shall apply the standards referenced below only if the standards set forth elsewhere in this Chapter 20L do not specifically address the application including multifamily residential, institutional, commercial, industrial and mixed use structures in Subarea 1:
 - i. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
 - ix. New additions, exterior alterations, or related new construction, shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work may be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

- x. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- d. Compatibility rule:
 - i. The intent of the mayor and council in establishing the regulations of the Inman Park Historic District is to ensure that alterations to existing structures, and new construction, in Subarea 1 and alterations to existing contributing structures in Subarea 2 and Subarea 3 are compatible with the historic design, scale, and general character of the entire district as it existed in 1945, of the contributing structures in each subarea, and of the contributing structures in the immediately adjacent environment of a particular block face; and further, to ensure that lot platting in Subarea 1 is compatible with the historic platting pattern of Subarea 1 and of a particular block face as it existed in 1945.
 - ii. To further that intent and simultaneously permit flexibility in design, the regulations provide a compatibility rule which is as follows:
 - (a) Where quantifiable (i.e. building height, setback, etc.), the element or building characteristic in question shall be no less than the smallest such element or building characteristic of buildings or site layouts in that block face that characterizes such like contributing buildings and shall be internally consistent with the historic design of the structure and shall be no greater than the greatest such element or building characteristic of buildings or site layouts in that block face that characterizes such like contributing buildings or site layouts and shall be internally consistent with the historic design of the structure.
 - (b) Where not quantifiable (roof form, architectural trim, etc.) it shall be compatible with that which predominates in contributing structures on that block face and shall be internally consistent with the historic design of the structure
- 2. Certificates of Appropriateness.
 - a. Notwithstanding any other provision herein, no Certificate of Appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
 - d. Type III Certificates of Appropriateness shall be required for:
 - ii. Additions that are visible from a public street or park, unless such additions are specifically exempted from a certificate of appropriateness in the subarea regulations.
 - e. Type IV certificates of appropriateness shall be required for demolition or moving of any contributing principal structure. A partial demolition of a contributing principal structure shall require a Type IV certificate of appropriateness only when said partial demolition will result in the loss of significant architectural features that destroys the structure's historic interpretability or importance.
- 3. Variances, special exceptions, and appeals. Variance applications, applications for special exceptions, and appeals from these regulations shall be heard by the commission. The commission shall have the authority to grant or deny variances from the provisions of this chapter when, due to special conditions, a literal enforcement of its provisions in a particular case will result in unnecessary hardship. The procedures, standards, and criteria for decisions regarding such variances shall be the same as those specified in chapter 26 of this part 16. The commission shall have the authority to grant or deny applications for special exceptions pursuant to the standards in chapter 25. The commission shall have the authority to grant or deny applications for appeal pursuant to the standards in section 16-30.010 and the appeal provisions for said decision, set forth in section 16-30.010(e), shall also apply to the commission's decision.
- 6. Tree Preservation and Replacement.
The provisions of the City of Atlanta Tree Ordinance, Atlanta City Code Section 158-26, shall apply to this District.

Section 16-20L.006. Specific Regulations for Inman Park Core District, Subarea 1.

In the Inman Park Core District, Subarea 1, the Commission shall apply the standards referenced in Section 16-20L.005(1)(b) only if the standards set forth below in this Chapter 20L do not specifically address the application:

- 1. Design Standards and other criteria for construction of and for additions to one- and two-family residential structures.
 - f. The compatibility rule shall apply to the form and pitch of the primary roof of the principal structure.
 - g. The compatibility rule shall apply to the height, scale, and massing of the principal structure, except as noted below. In no case shall the height of a structure exceed 35 feet. (See section 16-28.022 for excluded portions of structure.)
 - i. The height of additions shall not be subject to the compatibility rule, but shall be no higher than the existing structure.
 - ii. Notwithstanding the compatibility rule, any new roof ridge line shall be no higher than the highest roof ridge line of the existing structure.
 - n. The compatibility rule shall apply to the following aspects of fenestration, if visible from a public street or park upon completion:
 - i. The style of the individual window.

- (1) Windows in the front façade shall be predominantly vertical in proportion.
 - (2) If muntins and/or mullions are used, such muntins and/or mullions shall be either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass.
 - (3) Window and door casings widths and depths are subject to the Compatibility Rule.
- ii. The size and shape of individual window openings.
 - iii. The overall pattern of fenestration as it relates to the building façade.
- o. Mechanical equipment shall be located to the side and rear of the principal structure and where possible in the location least visible from a public street or park. Screening with appropriate plant material or fencing is required if the equipment is visible from a public street or park.
- p. Wood lap siding, cementitious lap siding, brick, stone, external insulating finishing system ("EIFS"), and true stucco systems are permissible building materials for the façade of the principal structure. Corrugated metal, aluminum siding, and vinyl siding are not permitted.
- q. The Compatibility Rule shall apply to building materials and design elements, if visible from a public street or park upon completion, and in addition to all other applicable regulations, as follows:
 - i. The dimensions of the exposed face of lap siding and wood shingles.
 - ii. The type of brick and pattern of brickwork.
 - iii. The type of stone and pattern of stonework.
 - iv. The material and texture of stucco.
 - v. The size and type of doors.
 - (1) Exterior doors shall be wood panel or fixed glass panel in wood frame.
 - vi. The materials and pattern of roofing.
 - vii. Paving materials for walks and drives.
 - (1) Asphalt is not permitted.
 - viii. Visible foundation materials.
 - (1) Foundations shall constitute a distinct building design element and shall contrast with the primary façade siding material. Exposed concrete or CMU foundation walls are prohibited as a finished surface.
2. Setback requirements:
 - b. New additions to existing structures: The following setback requirements and maximum floor area ratio shall apply to all permitted uses of new additions to existing structures: Rear setbacks shall be subject to the compatibility rule. The compatibility rule shall not apply to the front and side setbacks of any addition to an existing structure, however the front and side yard setbacks of the addition shall not be less than the respective setback, at its closest point, of the existing structure.
3. Off-street parking and driveways. In addition to the provisions of section 16-28.008(7), which shall apply and are incorporated herein, the following parking requirements shall apply to all permitted uses:
 - a. Off-street parking shall not be permitted between the principal structure and any public street.
 - b. Parking shall not be permitted on walkways that are located between the street and the façade of the principal structure.
 - c. The use of alleys for access to such parking is both permitted and encouraged. No variance is required for driveways coming off of an alley provided however that such driveways shall not extend past any façade which faces a public street.
 - d. Driveways shall not exceed a width of ten feet not including the flare at the street. Two-way driveways, where required for an allowed commercial or multi-family use, shall not exceed 24 feet not including the flare at the street.
4. Principal uses and structures:
 - a. Properties that have an underlying zoning designation of R-5 shall be used only for the following principal purposes subject to the following provisions:
 - i. Single-family detached dwelling.
 - v. Floor area ratio shall not exceed 0.50.
6. Permitted accessory uses and structures: These regulations permit uses and structures that are customarily incidental and subordinate to permitted principal uses and structures. These include but are not limited to the following, subject to limitations and requirements set forth herein or elsewhere in this part:
 - a. Greenhouses, garden sheds, private garages, and similar structures. When a private garage is part of a principal structure, the garage door may not be located on the front façade of the principal structure, nor the side façade if visible from a public street or park.

Per Section 16-26.003:

- (1) Findings Required: Except as permitted by the provisions of subsection (2) below, variances may be granted by the board only upon making all of the following findings:
- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
 - (b) The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship;
 - (c) Such conditions are peculiar to the particular piece of property involved; and
 - (d) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.

Variance Analysis

The Applicant provided a response to the variance criteria within the narrative in their submission.

The Staff agrees that the garage will have limited visibility from the street, given the current conditions on the property and the adjacent property (landscaping and topography). The Staff would also note that the garage / carport will not have a door, reducing its visual impact on the property's character.

The Staff would also agree that if the carport were moved to the right (and thus the carport entrance became tucked further behind the house), additional grading could be needed. If the carport entrance were rotated to face the rear yard (and thus not need a variance at all), there could be an increase in the amount of paving and grading required to accommodate that design approach.

It is also the Staff's understanding that given the shared driveway situation, the elevation of the floor of the carport is relatively fixed in relation to the downward slope of the driveway and the turning angle into the proposed car port from the shared driveway.

The Applicant mentions tree removal elsewhere in their narrative, but it appears that the tree removal would occur regardless of the carport orientation or design.

The Staff would recommend the Applicant document the additional paving, grading / fill, and other design / logistical hardships that would occur if the carport were moved to the right and/or re-oriented to face the rear yard.

The Staff would recommend approval of the variance request with the condition noted above.

Setback Issues

The Staff finds that the addition's setbacks meet the District regulations. In the District, the side yard setbacks for additions are based on the setbacks of the existing house. An addition can't be any closer to the side property lines than the closest point of the existing house. In this case, the addition is stepped in from the existing house, thus meeting the side yard setback requirements. The rear yard setback is determined by the compatibility rule, which requires that the setback be within a range created by the closest and farthest such setback of the contributing houses on the block face. In this case, the allowable rear yard setbacks for the addition would be established by the current rear setbacks of the other contributing houses on the block. The largest rear yard setback is the setback of the existing house (183 ft.) and the smallest rear yard setback (105 ft.) is found at #882 Euclid Avenue, given its shorter lot depth. As such, the proposed 140 ft. rear yard setback meets the compatibility rule requirements.

Other Site Planning Issues

The Staff concurs with the location of the addition to the rear of the house. This location allows the original house to continue to be the dominant feature of the property. The location of the addition is compatible with the existing house and meets the District regulations.

The 10 ft. wide concrete apron meets the District regulations. The Staff would recommend that if the driveway is paved, the driveway not exceed 10 ft. in width.

While the driveway itself will not need to be extended, there will be a small turn-around area created at the end of the exiting driveway. The Staff would recommend the driveway turn-around area be concrete.

No retaining walls are proposed are part of the project. The turn-around area at the end of the driveway will be created through fill with sloped edges.

Although not officially the responsibility of the Commission to assess, the Staff found that the maximum lot coverage for the R-5 underlying zoning district (50% of the lot) will not be exceeded by the proposed project. Using the pertinent components of the Applicant's lot coverage calculations, the Staff has determined that the District's floor area ratio requirement (50%) has been met as well.

New Addition Massing, Materials, and Architectural Elements

The Staff has no concerns about the removal of the enclosed rear porch. The partial demolition of this portion of the house will not result in the loss of significant architectural features that would destroy the structure's historic interpretability or importance.

Generally speaking, the Staff has no concerns about the proposed addition. The rear of the addition will have no visibility from the street and the sides of the addition will have some visibility from the street. The addition is located to the rear of the house; its multi-level, multi-pitch roof line is considerably lower than the existing main roof and it is stepped-in on either side. All of these characteristics are compatible with the existing house and meet the District regulations. The Staff also thinks the materials and ornamentation for the addition are compatible with the existing house, including smooth cementitious siding, asphalt and metal roof material, double hung windows, use of a transom a paired window, and stucco finish for the visible portions of the foundation.

The Staff would note that the shallow pitched, metal roof over the master bathroom will have limited visibility from a public street, is required to accommodate an egress window on the rear roof plane, and helps differentiate the addition from the main portion of the house. The transom in the stair hall is found in similar situations on other houses on the block and in the District.

The Staff is concerned about the use of cementitious or PVC trim material and eave / soffit components. The Staff would recommend that all exterior trim material and eave / soffit components visible from a public street be wood.

Staff Recommendation: Based upon the following:

- 1) Except as noted above, the variance meets all of the variance criteria, per Section 16-26.003.

Staff recommends approval of the application for Type III Certificates of Appropriateness (CA3-13-183) for a variance to allow a garage in a principal structure that is visible from the street at **876 Euclid Avenue**- Property is zoned R-5/Inman Park Historic District (Subarea 1), with the following condition:

1. The Applicant shall document the additional paving, grading / fill, and other design / logistical hardships that would occur if the carport were moved to the right and/or re-oriented to face the rear yard, per Section 16-26.003; and
2. The Staff shall review, and if appropriate approve the additional documentation provided by the Applicant regarding the variance criteria.

Staff Recommendation: Based upon the following:

- 1) Except as noted above, the proposal meets the District regulations, per Section 16-20L.005 and 16-20L.006.

Staff recommends approval of the application for Type III Certificates of Appropriateness (CA3-13-182) for an addition and site work at **876 Euclid Avenue**- Property is zoned R-5/Inman Park Historic District (Subarea 1), with the following conditions:

1. If the driveway is paved, the driveway shall not exceed 10 ft. in width, per Section 16-20L.006 (3)(d);
2. The driveway turn-around area shall be concrete, per Section 16-20L.006(1)(q);
3. All exterior trim material and eave / soffit components visible from a public street shall be wood, per Section 16-20L.006(3)(p) and (q); and
4. Staff shall review and if appropriate, approve the final plans.



CITY OF ATLANTA

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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT

July 9, 2014

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-14-184) for alterations at **735 Catherine Street** - Property is zoned R4-A/Adair Park Historic District.

Applicant: Trent Gaines
555 Terrace Avenue

Facts: According to the Adair Park Inventory this single family dwelling built in 1919 is considered a contributing structure.

Analysis: The following code sections apply to this application:
Per Section 16-20L.005 of the Atlanta Land Development Code, as amended:

Sec. 16-20I.005. General regulations.

The following regulations shall apply to all properties within the Adair Park Historic District.

1. *The Compatibility Rule:* The compatibility rule is a method of requiring that alterations and new construction are sensitive and sympathetic to existing elements of design, scale and general character of the district with particular attention to the immediate environment constituting a particular block. In accordance with this purpose, the compatibility rule is as follows: "To the maximum extent possible, the element in question, such as roof form or architectural trim, shall substantially match that which predominates on that block. When elements are quantifiable, such as building height or floor heights, they shall equal the statistical average of all like elements of all structures of like use in that block." Those elements to which the compatibility rule applies are specified in regulations by reference to "compatibility rule."

Sec. 16-20I.006. Specific regulations--Residential Subarea I.

In addition to the general regulations set forth in section 16-20I.005, and any other applicable regulations, the following regulations shall apply to all properties located within Residential Subarea I:

1. *Certificates of Appropriateness:* Certificates of appropriateness within this subarea shall be required as follows:
 - (a) *When required:*
 1. To change the exterior appearance of any portion of a structure within the subarea, when said change can be seen from the public right-of-way;
 2. To erect a new structure or to make an addition to any structure within the subarea, when said new structure or addition can be seen from the public right-of-way; and
 3. To demolish or move any contributing structure, in whole or in part, within the subarea.
 - (b) *Type required:*
 1. Type I certificates of appropriateness for ordinary repairs and maintenance are not required in this subarea. This exemption in no way obviates the requirements for certificates of appropriateness for all

- minor alterations (Type II), major alterations (Type III) and demolitions (Type IV, except partial demolitions).
- 2. Except with regard to Type I certificates, the procedures for determining the appropriate type of certificate required under subsection 16-20I.006(1)a. above shall be those specified in section 16-20.008 of the zoning code, provided, however, that a partial demolition shall require a Type IV certificate of appropriateness only when said partial demolition will result in the loss of significant architectural features which destroys the structure's historic interpretability or importance.
- 2. *Lot Size:* In addition to the requirements of the subdivision and zoning ordinances, the compatibility rule specified in this chapter 20I shall apply to all subdivisions and aggregations of lots with regard to lot size, dimensions and configurations.
- 3. *Architectural Standards:*
 - (a) *Building facades:*
 - 4. Siding repair or replacement shall match the original materials in scale and direction. Wood clapboard, if original is preferred; however, aluminum, masonite vinyl or other horizontal siding is permitted if window trim, cornerboards, and fascia/bargeboards are left in place or replaced with new material to match the original.

In looking at the survey pictures on file, the façade material for the existing house was shingles. The shingles were removed without the proper permits and cementitious lap siding was installed with shingles in the gable area. Staff finds the removal of the existing siding destroys historic fabric. Staff finds that façade material is a defining feature of this house, especially since shingles as a main façade material is not typical in the district.

Per regulations, siding replacement shall match the original materials in scale and direction. Staff finds the proposed lap siding does not meet the requirements. Given the information we have at this time, Staff cannot support the proposal. Staff recommends the Applicant provide documentation the shingle façade material is not original or the Applicant shall install a shingle facade that matches the original shingles in scale and direction.

Staff Recommendation: Based upon the following:

- (a) Except as noted above, the plans do not meet the regulations per Section 16-20I.005 and 16-20I.006;

Staff recommends approval of the Application for a Type III Certificate of Appropriateness (CA2-14-184) for alterations at **735 Catherine Street** - Property is zoned R4-A/Adair Park Historic District, with the following conditions:

- 1. The Applicant shall provide documentation the shingle façade material is not original or historic or the Applicant shall install a shingle facade that matches the original shingles in scale and direction, per Section 16-20I.006(3)(a)(4); and
- 2. Staff shall review and if appropriate, approve the final plans.



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Director, Office of Planning

STAFF REPORT

July 9, 2014

Agenda Item: Applications for Type III Certificates of Appropriateness (CA3-14-192) for a variance to change the block face for the purposes of compatibility comparisons and (CA3-14-185) for a new single family house at **606 Picket Street (aka 0 and 209 Savannah Street)** – Property is zoned Cabbagetown Landmark District (Subarea 3).

Applicant: Paul Bolster
193 Tye Street

Facts: According to the 2002 inventory, this is a vacant lot.

Analysis: The following code sections apply to this application:

Per Section 16-20.007 of the Atlanta Land Development Code:

(a) When Required, Generally: In addition to other permits which are required pursuant to any city ordinance, and in addition to any certificate of appropriateness which may be required pursuant to any other landmark or historic building, site or district regulation contained in part 16 of the Codes of Ordinances, certificates of appropriateness shall, unless provided otherwise in the detailed regulations governing Landmark or Historic Districts contained within a designation ordinance as provided in section 16-20.006 of the Code of Ordinances, be required for any of the following actions within each of the following categories:

(3) Landmark buildings and sites:

(b) To change the exterior appearance of any structure within any Landmark District;

Sec. 16-20A.005. Certificates of appropriateness.

Certificates of appropriateness within this district shall be required as follows:

(1) *When required:*

(b) To erect a new structure or to make an addition to any structure within the district;

Sec. 16-20A.006. General regulations.

The following regulations shall apply to more than one subarea in the Cabbagetown Landmark District, which includes all five (5) subareas. Certificates of Appropriateness required above shall be obtained from the commission or the director, as applicable, in accordance with the following regulations:

(1) *Minimum standards.* These regulations constitute the minimum standards that shall be followed and shall be applied by the commission and director.

(2) *The commission shall apply the standards in section 16-20.009 only if the standards set forth elsewhere in this Chapter 20A do not specifically address the application.*

(3) *Applications.* Materials necessary for complete review of an application shall be submitted with the application as set forth by the director. In addition, a scaled site plan showing all improvements, photographs of existing conditions and adjoining properties, and elevation drawings of all improvements shall be submitted for all Type III Certificate of Appropriateness applications. For new construction of a principal building, the application

shall also include a scaled drawing showing all front yard setbacks, heights of, and widths of, and the distances between all existing buildings on the block face, along with those of the proposed structure.

- (4) *Additional notification.* The applicant shall be given contact information for interested Cabbagetown community organizations and shall be directed to provide the organization with a copy of the submitted application and attachments within three (3) days of submission to the commission.
- (5) *Cabbagetown design guidelines.* The commission shall adopt and maintain guidelines, referred to herein as the Cabbagetown Design Guidelines. These guidelines shall: further the intent of these regulations; further define elements of architectural style and applicability; provide important additional detailed information regarding the construction and renovation of historic buildings; and be used as a guide to ensure the compatibility of future development in the Cabbagetown Landmark District.
- (6) *The compatibility rule.*
 - a) In general, the intent of the regulations and guidelines is to ensure that alterations to existing structures and new construction are compatible with the design, proportions, scale, massing, and general character of the contributing buildings in the immediately adjacent environment of the block face, the entire block, a particular subarea (including appropriate reference to subarea style) or the district as a whole. To permit flexibility, many regulations are made subject to the compatibility rule, which states: "The element in question (roof form, architectural trim, etc.) shall match that which predominates on the contributing buildings of the same architectural style and like use on that block face or, where quantifiable (i.e., buildings height and width as measured at front facade, floor height, lot dimensions, etc.), no smaller than the smallest or larger than the largest such dimension of the contributing buildings of the same architectural style and like use in that block face."
 - b) For the purposes of the compatibility rule, height and width shall be measured at the front façade.
 - c) In any instance where one contributing building of the same architectural style and like use on a block face is higher or wider by more than 10% than any other contributing building of like use on a block face, such structure shall be eliminated in the application of the compatibility rule.
 - d) Those elements to which the rule applies are noted in the regulations by a reference to the "compatibility rule."
- (7) *Variances.* Variance requests shall be heard by the commission which will have the authority to grant or deny variances from the provisions of this chapter when, due to special conditions, a literal enforcement of its provisions in a particular case will result in unnecessary hardship. The procedures, standards, criteria and appeal provisions for decisions regarding such variances shall be the same as those specified in chapter 26 of this part 16.
- (9) *Minimum lot requirements.* There shall be front, rear, and side yard setbacks. The distance of said setbacks shall be determined by the compatibility rule.
- (13) *Design standards and criteria for new principal buildings.* The following regulations shall apply to new construction of principal buildings.
 - a) *General criteria:*
 - 1. All new construction shall be one of the house styles of a contributing building that appears on the block face of the street on which the new construction shall occur.
 - 2. The general façade organization and proportions shall be subject to the compatibility rule.
 - 3. All of the following building elements shall be appropriate to the selected house style, regarding design, size, dimension, scale, material, location on the building, orientation, pitch, reveal and amount of projection from the façade:
 - a. roofs, chimneys, and roofing materials;
 - b. siding;
 - c. eaves, soffits, brackets, rafter tails, knee braces, cornice returns, and gable returns;
 - d. cornerboards, fascia boards, bottom boards, decorative trim, and attic vents;
 - e. doors and door transoms;
 - f. windows and window transoms;
 - g. porches, including supports, columns, balustrades, steps, and roofs; and
 - h. foundation walls, foundation piers, and water tables.All the elements listed above shall be utilized in a meaningful, coherent manner, rather than a mere aggregation of random historic elements.
 - 4. Sidewalks, front yards, porches, and front doors facing and parallel to the street shall be provided.
 - b) *Facades:*
 - 1. Wood, smooth-surface cementitious siding or Masonite siding are permitted. Siding shall exhibit a horizontal, clapboard profile. Siding shall have no less than a four-inch reveal and no more than a six-inch reveal.
 - 2. The height of the first floor above street level shall meet the compatibility rule. The foundation shall be a minimum of fourteen (14) inches and a maximum of four (4) feet above the surface of the ground

adjacent to the front façade. Brick, stone, smooth finish stucco, and smooth finish concrete are permitted as foundation facing materials.

3. Windows shall be predominantly vertical in proportion, shall not be constructed in combination of more than two (2) units, and shall be double-hung wood sash with true divided lights. Window organization and fenestration patterns shall meet the compatibility rule.
4. Exterior doors visible from any public right of way shall be solid wood panel or single-pane fixed glass and shall be composed of no more than 50 percent glass.
5. Exterior architectural details, such as brackets, decorative trim, corner boards, bottom boards, fascia boards, porch railing, columns, steps and doors, and attic vents, shall be shown on the submitted plans, and shall be subject to the compatibility rule.

c) *Roofs:*

1. The shape and pitch of roofs, as well as ridge, dormer, overhang, and soffit construction shall meet the compatibility rule.
2. Skylight and solar panels are not permitted on the front façade of any structure. "Bubble type" skylights are not permitted anywhere in the Cabbagetown Landmark District. The placement and design of flat profile skylights and/or solar panels, where permitted, shall minimize their ability to be seen from public right of way(s) and is subject to approval by the commission.
3. When chimneys are included, chimneys shall be faced in brick, originate at grade and are subject to approval by the commission.
4. Boxed gable returns are not permitted.
5. Roofing material shall be asphalt shingles. Fiberglass roofs are not permitted. Flat-roofed structures or structures not visible from any public right of way may use any roof covering that conforms to standard architectural specifications.

e) *Porches:*

1. Front porches shall contain balustrades, columns, and have other characteristics, including floor dimension, height, roof pitch, overhang, and column size that meet the compatibility rule.
2. Decorative metal, resin, fiberglass and plastic columns are not permitted.
3. Porches may be enclosed with recessed screen wire if the main characteristics of the porch are maintained.
4. Front porch steps shall be made of wood, brick, or concrete. Metal steps are not permitted.

f) *Site development, sidewalks and curbs:*

1. The sidewalk shall be the same width as the sidewalk on abutting properties. If no sidewalk exists on abutting properties, the new sidewalk shall match sidewalk widths on the block. If no sidewalk exists on the block, the new sidewalk shall be six feet wide.
2. Sidewalks shall be brick on a concrete base and laid in a pattern to match existing on abutting properties or elsewhere in the district.
3. Curbing shall be granite; poured concrete shall not be used.
4. A paved walkway from the front public sidewalk to the front entry of the principal building shall be provided.

(19) *Off-street and off-site parking.*

- a) All new construction, change in use, alterations, or additions that increase the number of dwelling units and/or increase the square footage of nonresidential or multifamily shall include off-street parking.
- b) The number of required parking spaces is set out in each subarea.
- c) Variances may be allowed from this requirement subject to the standard procedures and requirements for a variance found in these regulations.
- d) Off-street parking may be located in a rear or side yard.
- k) Use of shared driveways and/or alleys is encouraged.
- l) The commission shall have the authority to vary section 28.006(10) relative to the requirement for an independent driveway connected to a public street.

Sec. 16-20A.009. Shotgun and cottage housing (subarea 3).

In addition to the general regulations required in section 16-20A.006, the following regulations shall apply to any new development or the conversion of any existing structures to permitted uses within the shotgun and cottage housing subarea. These regulations are intended to set forth basic standards of architectural design and construction that are consistent with these original house styles found in the Cabbagetown Landmark District. It is the intent of these regulations to foster residential design that incorporates the historic architectural elements and materials that are specific to the district in a

meaningful, coherent manner. The following regulations are intended to achieve basic compatibility with these original architectural styles, rather than designs that are a mere aggregation of random historic elements.

- (1) *Shotgun Housing.* Shotgun housing is a style typified by simple structures whose width is no more than that of one (1) room extending from the front to rear of the structure or, in the case of a double shotgun, two rooms wide. This housing type is usually closely spaced and is found most often along Savannah Street and Berean Avenue within this subarea.
- (2) *Cottage Housing.* Cottage housing is a mixed housing style that includes central aisle houses, L-plan cottages, Victorian cottages, worker's cottages, one and a half story duplexes, bungalows, and other residential structures, modest in scale, that are characterized by common setbacks, repetitive porch and facade features, and consistent structure massing.
- (3) *Permitted principal uses and structures.* A building or premises shall be used only for the following principal purposes:
 - a) Single-family detached dwellings.
 - b) Two-family dwellings existing at the time of the adoption of these regulations. Two-family dwellings, originally built as duplexes, shall be permitted even if the use has lapsed for more than a year.
 - c) Parks, playgrounds, and community buildings owned and operated by a government agency or Cabbagetown-based non-profit community organization.
- (6) *Minimum lot requirements.* In addition to the setback requirements in Section 16-20A.006(9), in no case shall any portion of a building be closer to a public sidewalk than any portion of any contributing building of like use on the block face.
- (7) *Maximum building height and width.* The compatibility rule shall apply.
- (8) *Floor area ratio.* The floor area ratio shall not exceed 0.50.
- (9) *Roofs.*
 - a) Roofing materials shall be asphalt shingles or batten seamed metal.
 - b) Metal shingles are permitted if they are appropriate to the house style.
- (12) *Porches.*
 - a) Decks shall be permitted on the side or rear of the house if not visible from the street.
 - b) Rear decks shall be no wider than the house.
 - c) Side and rear porches shall be permitted if appropriate to the house style.
- (13) *Fencing and walls.*
 - a) Walls are not permitted in a front yard, or a side yard adjacent to a public right of way.
 - b) Variances for the height of walls or fences may be granted by the commission.
 - c) Walls shall be constructed of wood.
- (14) *Driveways and surface parking areas.*
 - a) One parking space per dwelling unit shall be required for all new construction or changes in use.
 - b) Driveways shall not exceed ten (10) feet in width and shall have a curb cut no more than ten (10) feet, exclusive of flair.
 - a) At least one-third of any driveway or surface parking area shall be pervious.
 - b) Poured concrete paving for driveways shall consist of two ribbons for tire tracks separated by a planting strip.
 - c) Alternate paving materials may be approved upon review by the commission if such materials are pervious and do not detract from the historic character of the landmark district.

Variance Petition

The Applicant is requesting a variance to use Berean as point of comparison. According to the Applicant, a different block face should be used because the lot in question is on a corner and there are seven adjacent properties that are non-contributing. In looking at the block face in question, there are 22 lots. Of the 22 lots, 11 lots contain contributing houses. The block face in question has the following contributing houses: Gable Wing, Saddlebag, Shotgun, Georgian Cottage and a Central Hall Cottage. Given the number and variety of contributing houses on the block face, Staff finds there is no hardship in using the existing block face. Staff finds the fact that this is a corner lot is not particularly unusual and is not a hardship. The fact that the other corner lot on the block face has an unusual shape does not create a hardship for the lot in question. Given the information we have at this time, Staff cannot support the proposed variance.

Comparison Analysis

The Applicant submitted a comparison analysis that uses 145 Berean. As Staff does not support the variance to move the comparison block face, Staff finds a new comparison analysis must be done for the contributing houses on the Savannah Street block face. In additional information requested by the neighborhood, the Applicant submitted information regarding the style, width and height of some of the contributing houses on Savannah Street. Staff has a concern regarding the Savannah Street comparisons. According to the Applicant, the houses at 139, 141 and 143 Savannah are Shotgun houses with a side shed. Staff finds the houses at 139, 141 and 143 Savannah are actually Saddlebags and therefore should be treated as cottages as opposed to Shotguns.

Staff would note the Shotgun houses on the block face are significantly taller than the Saddlebags. The Applicant is essentially proposing a Saddlebag design with the height of a Shotgun house. Per regulations, the Applicant shall choose one house style on the block face in which to make all points of comparison. Staff finds the Applicant is mixing the comparisons of two different types of houses. In looking at the overall height, design and details of the existing house, Staff finds that either the project needs to be redesigned or additional variances for the height and width may be required. Given the information we have at this time, Staff finds the application should be deferred. Staff recommends the Applicant provide a comparison analysis of the contributing houses on Savannah Street. Staff recommends the project be redesigned to meet the requirements.

Staff Recommendation: Based upon the following:

- 1) There are no extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography);
- 2) The application of the Zoning Ordinance of the City of Atlanta to this piece of property does not create an unnecessary hardship;
- 3) There are no conditions peculiar to this property;
- 4) Relief if granted would not cause a substantial detriment to the public good;

Staff recommends denial of the Application for a Type III Certificate (CA3-14-192) for a variance to change the block face for the purposes of compatibility comparisons at **606 Picket Street (aka 0 and 209 Savannah Street)** – Property is zoned Cabbagetown Landmark District (Subarea 3).

Staff Recommendation: Based upon the following:

- (a) The plans do not meet the regulations per Section 16-20A.006 (14) with the exception of the comments above;

Staff recommends deferral of the Application for a Type III Certificate of Appropriateness (CA3-14-185) for a new single family house at **606 Picket Street (aka 0 and 209 Savannah Street)** – Property is zoned Cabbagetown Landmark District (Subarea 3), to address the following concerns of Staff:

1. The Applicant shall provide a comparison analysis of the contributing houses on Savannah Street, per Section 16-20A.006;
2. The project shall be redesigned to meet the requirements, per Section 16-20A.006; and
3. Appropriate copies of all updated information and plans must be submitted no later than eight days before the deferred meeting.



CITY OF ATLANTA

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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT

July 9, 2014

Agenda Item: Review and Comment (RC-14-186) for construction of a new public library at **1463 South Pryor Road**- Property is zoned C-1-C/Beltline.

Applicant: Stanley, Love-Stanley, P.C.
1056 Spring Street

Facts: The vacant is located in the High Point Neighborhood in NPU Y.

Analysis: The following code sections apply to this application:

Per Section 6-4043 of the Atlanta City Code:

- (5) The commission shall review the proposed location and design of buildings, bridges, viaducts, elevated ways, streets, highways, gates, fences, railings, lamp standards, and other structure or fixtures to be erected or placed on land belonging to the city, or on any private or public property which extends over or upon any property or right-of-way owned or controlled by the city.

Site

The lot in question is located at the corner of South Pryor Road and Arthur Langford Place. In looking at pictures submitted by the Applicant, the lot appears vacant. In looking at pictures submitted by the Applicant and a map available online, the existing lot is located near residential and commercial properties. Carver High School and Arthur Langford Park are located nearby. The former site of Carver Homes is located across the street.

Staff has a concern with how the proposed library is situated on the lot. The library is setback more than 70' from South Pryor and there is a parking lot between the south elevation of the library and Arthur Langford Place. Staff finds the proposed library does not appropriately address either street. Staff finds the proposed library should be situated to appropriately address both streets and the corner. Staff finds the parking should be located behind the library as opposed to the front or sides of the library.

New Construction

The proposed one-story building is defined by large amounts of windows, differing roof heights, exterior shading and multiple materials. The materials are indicated as brick, metal panels, extended mullion glazing and Kalwall. As the material details are not indicated on the elevations, it is difficult to determine where each material is located and exactly how the finished product will look. Staff is concerned about the Kalwall product

as it appears to be a composite and its durability is unknown. Staff suggests the elevations indicate all proposed materials. Staff suggests the project include more appropriate and durable materials such as brick and storefront glass.

The south elevation has the only main entry door. As such, the main door is located off of the parking lot and does not face South Pryor. Staff finds it would not be clear to someone walking along South Pryor that this is a public library. Staff finds the lack of a main entry on South Pryor and the placement of the building on the site does not create an inviting environment for pedestrians. Staff suggests the elevations and the overall site planning be altered to better address the pedestrian experience.

In general, Staff is supportive of constructing a new public library at this location. Staff finds it will be a great amenity for the community. Staff is mostly concerned with location of the building on the site, the large amount of parking off of Arthur Langford Place, the facade materials and the lack of a main entrance close to the street.

Staff Recommendation: Staff recommends that the Commission deliver its comments regarding Review and Comment (RC-14-186) for construction of a new public library at **1463 South Pryor Road**- Property is zoned C-1-C/Beltline.



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Director, Office of Planning

STAFF REPORT July 9, 2014

Agenda Item: Application for Type II Certificates of Appropriateness (CA2-14-188) for alterations and site work at **921 Boulevard**– Property is zoned R-5/Grant Park Historic District (Subarea 1)/Beltline.

Applicant: William Stephenson
1145 Alta Avenue

Facts: According to the Grant Park Inventory sheet this single family dwelling built in 1921 is considered contributing.

Analysis: The following code sections apply to this application:

Per Section 16-20K.006 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to all properties located within the Grant Park Historic District.

(2) Certificates of Appropriateness.

(B) Type III Certificates of Appropriateness shall be required for:

2. All major alterations and additions to an existing structure, with respect to any façade that faces a public street.

Per Section 16-20K.007:

(2) *Architectural Standards.*

(A) *Statement of Intent.* The purpose of these regulations is to set forth basic, minimum standards of architectural design and construction that are compatible with and complementary to the existing historic residences within the neighborhood, as the cumulative historic diversity of the built environment is a defining characteristic of this neighborhood. It is not the intent of these regulations to limit the design of new housing to replication of styles of existing structures, but to foster residential design that, with regard to massing, size, scale, materials, and architectural quality of the neighborhood and simultaneously encourages creativity. Additionally, these regulations are intended to integrate the physical characteristics of new construction into the existing neighborhood in a meaningful way so as to restore and promote the public health, safety, and welfare of this neighborhood.

The following residential architectural styles currently predominate in the neighborhood and contribute to its unique historic character; they are included here for reference only: American Four Square, Craftsman, English Vernacular Revival, Folk Victorian, Queen Anne, and Shotgun.

(B) *Design Standards and Criteria for New Principal Structures.*

1. Identified design elements of size, scale, massing and materials of new construction shall be substantially consistent with said identified design elements found in contributing structures of like use in the district as listed in subsection 16-20K.007(15)(c.).

15. On those facades of any structure that face a public street, the following regulations on building materials shall apply. Alternate materials may be submitted for review by the commission.

c. Siding/veneer: Horizontal lap siding, vinyl siding, aluminum siding, shingles, brick, hard stucco, and stone shall be permitted. Stacked stone is prohibited

(D) Design Criteria for Alterations and Additions to Contributing Structures. Alterations and additions to contributing structures requiring a Certificate of Appropriateness shall comply with one of the following provided that the mere increase in floor area otherwise authorized in the district shall not constitute a standard for review:

1. Alterations and additions shall be consistent with and reinforce the historic architectural character of the entire existing contributing structure and shall comply with the applicable regulations for new construction set forth in subsection 16-20K.007(2)(B) above; or
2. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work may differentiate from the old. To protect the historic integrity of the property and its environment, any new work will be compatible with the massing, size, scale and architectural features of the property and environment.

In the Grant Park Historic District, only changes that face a public street are reviewed by the Commission. As this is an interior lot, Staff will make comments on the Boulevard facade.

Site Work

The Applicant is proposing to install a concrete ribbon strip driveway. Staff finds the material, size and location is appropriate and meets the requirements. Per underlying zoning, the maximum lot coverage allowed is 55%. Staff recommends the Applicant provide documentation the proposed lot coverage meets the requirements. The Applicant is proposing to install a 4' metal picket fence. Staff finds the height, material and location of the fence meets the requirements. Staff has no concerns regarding the installation of the fence.

Alterations

Windows and Doors

The existing house is a duplex. The Applicant is proposing to make alterations to the windows and doors as part of renovation that will convert the house into a single-family dwelling. In looking at a Sanborn Map, this house was originally constructed as a single family dwelling. As such, Staff has no general concerns regarding the removal of the second door and the installation of a new window. The material detail of the new window is not indicated on the plans. Staff recommends the new window match the material and design of the existing original windows. The Applicant is proposing to restore the existing windows on the front façade without replacement or alteration. Staff has no concerns regarding the restoration of the existing windows on the front façade.

Siding

The Applicant is proposing to replace the existing non-original siding with new smooth cementitious siding. Staff finds it likely the original or historic siding is underneath the non-original siding. If the original or historic siding is in repairable condition, it shall be repaired and retained. If the original or historic siding is beyond repair, it shall be replaced in-kind. If the original or historic siding no longer exists, Staff finds the proposed smooth cementitious siding meets the requirements.

Porch Alterations

The Applicant is proposing to install a 36" wrought iron rail on the porch. The elevations are not properly scaled, therefore Staff cannot determine if a 36" rail is required to meet code requirements. If no railing is required to meet code requirements, Staff recommends the porch railing be no more than 30" in height. Staff has concerns regarding the installation of a wrought iron porch railing. Typically

the porch railing on this type of house would have been wood. Staff finds the proposed wrought iron porch railing is not appropriate. While the wrought iron rail technically meets the regulations, Staff suggests the porch railing is wood.

The Applicant is proposing to remove existing metal columns and replace them with new tapered columns. As the existing metal columns are not original or historic, Staff has no concerns with the proposal. The material and size of the columns are not indicated on the plans. Staff has a concern that the columns appear to be too large. Staff recommends the Applicant clarify the material and size of the proposed columns.

Staff Recommendation: Based upon the following:

1) The plans meet the regulations with the exception of the comments noted above per Section 16-20K.007;

Staff recommends approval of the application for a Type II Certificate of (CA2-14-188) for alterations and site work at **921 Boulevard**– Property is zoned R-5/Grant Park Historic District (Subarea 1)/Beltline, with the following conditions:

1. The Applicant shall provide documentation the proposed lot coverage meets the requirements, per Section, per Section 16-06A.008(6);
2. The new window shall match the material and design of the existing original windows, per Section 16-20K.007(2)(D);
3. If the original or historic siding is in repairable condition, it shall be repaired and retained, per Section 16-20K.007(2)(D);
4. If the original or historic siding is beyond repair, it shall be replaced in-kind, per Section 16-20K.007(2)(D);
5. If no railing is required to meet code requirements, Staff recommends the porch railing be no more than 30” in height, per Section 16-20K.007(2)(D);
6. Staff recommends the Applicant clarify the material and size of the proposed columns, per Section 16-20K.007(2)(D); and
7. Staff shall review and if appropriate, approve the final plans.



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STAFF REPORT July 9, 2014

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-14-189) for a revision to plans at **661 Ormewood Avenue** – Property is zoned R-5/Grant Park Historic District (Subarea 1).

Applicant: Todd Clear
556 Grant Street

Facts: According to the Grant Park Inventory sheet this existing dwelling built in 1912 is considered contributing.

In 2009, an application for a Type IV Certificate of Appropriateness (HD-09-019) was approved. On April 8, 2009 an Application for a Type III Certificate of Appropriateness (HD-09-020) to allow the construction of a new single family dwelling was approved with the following conditions:

1. The FAR calculations shall be shown on the actual site plan or elevations, per Section 16-07.008(5)(b)(1);
2. The complete lot coverage calculations shall be shown on the actual site plan, per Section 16-07.008(6);
3. The Applicant shall document that the proposed setback meets the front yard setback requirements or shall reposition the house on the lot to meet the front yard setback requirements, per Section 16-20K.007(1)(a);
4. The retention of the front stairs and the material of the front walkway shall be noted on the site plan, per Section 16-20K.007(2)(B)(15)(a);
5. Any public sidewalk work shall meet the District regulations as pertinent, per Section 16-20K.00(2)(E);
6. The retaining wall in the rear yard shall meet all other pertinent City zoning regulations and all retaining walls shall be shown on the site plan;
7. The Applicant shall document that the overall height of the house meets the District regulations and the elevations shall show the actual grades and retaining walls for the respective elevations, per Section 16-20K.007(2)(B)(6);
8. The front porch stair riser design shall be noted on the elevations, per Section 16-20K.007(2)(B)(7);
9. The fenestration calculations shall be noted on the front elevations, per Section 16-20K.007(2)(B)(11);
10. The siding finish shall be noted on the elevations as smooth, per Section 16-20K.007(2)(B)(15)(c);
11. The roof material shall be specified on the plans and that it meet the District regulations, per Section 16-20K.007(2)(B)(15)(d);
12. Any new front porch railing shall meet building code and the District regulations and shall be noted as such on the elevations, per Section 16-20K.007(2)(B);
13. All the materials / building elements reused from the existing house shall be specifically noted on the plans as salvaged from the existing house, per HD-09-019;
14. The site plan shall note how all major trees on the site will be protected during construction activities, per HD-09-019; and

15. The Staff shall review, and if appropriate, approve the final elevations, plans, and specifications.

Construction on the house started in 2009, however it was not finished. The current unfinished structure has been vacant for the last four years. This current application is for a revision to the previously approved plans.

Analysis: The following code sections apply to this application:

Per Section 16-20K.006 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to all properties located within the Grant Park Historic District.

(2) Certificates of Appropriateness.

(B) Type III Certificates of Appropriateness shall be required for:

1. All new principal structures;

Per Section 16-20K.007:

(1) *Development Controls.*

(A) *Front Yards:* Front yard setbacks shall either: i) conform to the setback of the previously existing contributing building of like use; or ii) shall be no closer to the street than the closest and no farther from the street than the farthest contributing structure of like use on that side of the block.

(B) *Side Yards:* Side yards shall either: i) conform to the setback of the previously existing contributing building of like use; ii) conform to the setback of the existing building; iii) conform to any existing pattern of unequal side yard setbacks previously established by a majority of the contributing buildings of like use on that side of the block; or iv) be of a width of not less than seven feet.

(C) *Rear Yard:* Rear yard setback shall be seven feet.

(D) Off-street parking and driveway requirements:

1. Off-street parking shall not be permitted in the front yard or half-depth front yard.
3. If constructed, independent driveways within the front yard or half-depth front yard shall be a maximum of ten feet wide and shall have a maximum curb cut of ten feet, exclusive of the flare.

(2) *Architectural Standards.*

(A) *Statement of Intent.* The purpose of these regulations is to set forth basic, minimum standards of architectural design and construction that are compatible with and complementary to the existing historic residences within the neighborhood, as the cumulative historic diversity of the built environment is a defining characteristic of this neighborhood. It is not the intent of these regulations to limit the design of new housing to replication of styles of existing structures, but to foster residential design that, with regard to massing, size, scale, materials, and architectural quality of the neighborhood and simultaneously encourages creativity. Additionally, these regulations are intended to integrate the physical characteristics of new construction into the existing neighborhood in a meaningful way so as to restore and promote the public health, safety, and welfare of this neighborhood.

The following residential architectural styles currently predominate in the neighborhood and contribute to its unique historic character; they are included here for reference only: American Four Square, Craftsman, English Vernacular Revival, Folk Victorian, Queen Anne, and Shotgun.

(B) *Design Standards and Criteria for New Principal Structures.*

1. Identified design elements of size, scale, massing and materials of new construction shall be substantially consistent with said identified design elements found in contributing structures of like use in the district as listed in subsection 16-20K.007(15)(c.).
2. A paved walkway from the front sidewalk to the front entry of the principal structure shall be provided.
3. Front porches on the principal structure shall be required and shall be a minimum of one-third the width of the front façade and a minimum of seven feet in depth. Side porches shall be a minimum of four feet in depth.
4. All front facades and front porches of the principal structure shall face and be parallel to the lot frontage. Wrap around front porches are permitted.
5. Roof form above the front façade of the principal structure shall be gabled and/or hipped. Roof pitch shall be a minimum of 6 in 12. Roof pitch above porches shall not be restricted.
6. The height of the principal structure shall not exceed 35 feet. (See section 16-28.022 for excluded portions of structures.)
7. The first floor of the principal structure shall be on foundations and elevated above the grade a minimum of two entrance step risers each of which shall be no less than six inches in height. All front steps shall have closed risers and closed ends. Access ramps shall be permitted.

8. Garages entrances are prohibited on the front façade. Single car-width garage entrances are permitted on the half depth front yard façade of the structure. Double car-width garage entrances are permitted at the rear of the structure.
9. Decks, Balconies and Upper Level Terraces:
 - a. Decks shall be permitted only when located to the rear of the principal structure.
 - b. Decks shall be permitted at any level.
 - c. Balconies and upper level terraces shall be permitted.
10. Any portion of a chimney that is located on any facade that faces a public street shall originate at grade.
11. Any facades that face a public street shall consist of fenestration that is either: 1) substantially consistent with fenestration on contributing structures of like use in the district, or 2) shall be no less than 15 percent and no greater than 40 percent of the total surface wall area. Windows may be individual or grouped. No individual window unit shall exceed 28 square feet. Within each individual window unit, no individual window sash, either fixed or operable, shall exceed 16 square feet.
12. When practical, skylights should be located where least visible from the public street. If skylights are visible from the public street, the glass shall be tinted to match the surrounding roof area. Protruding "bubble" skylights are prohibited.
14. Fences and walls, adjacent to a public street upon completion, shall be subject to the provisions of section 16-28.005(5) and the following limitations:
 - a. Fences not exceeding four (4) feet in height may be erected in a front yard. Fences not exceeding six (6) feet in height may be erected in a half-depth front yard. Other than retaining walls, walls shall not be erected in a front yard or half-depth front yard.
 - b. Fences and walls not exceeding six (6) feet in height may be erected in the side or rear yards.
 - c. In a half-depth front yard, when a fence exceeds four (4) feet in height, the standard zoning requirements for a variance are in effect. Where no sidewalk exists, the fence shall be set back three (3) feet from a public street. Portions of retaining walls facing a public street and located in a required front yard or half-depth front yard shall be faced with brick, stone or masonry wall covered with a parge coat of stucco, such as Portland stucco cement.
 - d. The finish side or front side of one-sided fences shall face the public street.
15. On those facades of any structure that face a public street, the following regulations on building materials shall apply. Alternate materials may be submitted for review by the commission.
 - a. Paving materials for walks and drives: Black asphalt is prohibited.
 - b. Visible foundation materials: Foundations shall constitute a distinct building design element and shall contrast with the front façade siding material. Brick, stone, concrete, stucco, and architectural concrete masonry units (C.M.U.) shall be permitted. Standards, unfinished concrete block and stacked stone is prohibited.
 - c. Siding/veneer: Horizontal lap siding, vinyl siding, aluminum siding, shingles, brick, hard stucco, and stone shall be permitted. Stacked stone is prohibited.
 - d. Roofing: Asphalt shingles, wood shingles, metal shingles, slate, and pre-finished metal panels shall be permitted.
 - e. Chimneys: Brick, stone, or architectural concrete masonry units (C.M.U.) shall be permitted. Siding is prohibited.
 - f. Fences: Brick, stone, wire mesh, architectural C.M.U., or vertical pickets made of ornamental metal, wood or simulated wood shall be permitted in the front yard and half depth front yard.

(E) *Site development, sidewalks and curbs:*

1. The sidewalk shall be the same width as the sidewalk on abutting properties. If no sidewalk exists on abutting properties the new sidewalk shall match sidewalk widths on the block. If no sidewalk exists on the block, the new sidewalk shall be six feet wide.
2. Repairs or replacement of existing brick sidewalks shall be constructed of brick on a concrete base and laid in a pattern to match the existing pattern on abutting properties or elsewhere in the district.
3. Repairs or replacement of concrete sidewalks adjacent to existing brick sidewalks on the same linear block, or in blocks where brick sidewalks are installed, shall be constructed of brick on a concrete base and laid in a pattern to match the existing pattern on abutting properties or elsewhere in the district.
4. Sidewalks crossing driveways shall be brick on a concrete base and laid in a pattern to match the existing sidewalk on abutting properties or elsewhere in the district. Driveway aprons shall not interfere with the visual field of the pedestrian path.
5. Curbing shall be granite; poured concrete shall not be used. Curbing shall be at least six inches in height from street level.
6. Historic materials such as brick, granite, and cobblestones shall be reused where possible.
7. All American with Disabilities Act (ADA) Detectable Warning Devices installed in this district shall be a red brick color.

As mentioned in the facts section, this house was partially constructed in 2009 and has been vacant since that time. Instead of comparing the previous proposal to the revised plans, Staff will review this project as new construction.

Site Plan and General Development Controls

In comparing the site plan to the lot dimensions indicated on the City lot boundary map, Staff finds there is a slight discrepancy. Staff suggests the Applicant work with the Office of Planning Subdivision Staff to resolve the slight lot dimension discrepancy.

As this is a conforming lot in regards to frontage and square footage, the maximum FAR (floor area ratio) allowed is .50 of the net lot area. The proposed FAR is .33 and therefore meets the requirements. Per regulations, the maximum lot coverage allowed is 55% (6,505 sq. ft.). The proposed lot coverage is 45% and therefore meets the requirements.

Per the District regulations, the front yard setback can be the same as the previously existing house or within the range of front yard setbacks established by contributing buildings on the same side of the block. The Applicant did not provide any documentation regarding the front yard setback. Staff recommends the Applicant submit documentation the front yard setbacks meets the requirements. Per the District regulations, the side and rear yard setbacks shall be no less than 7'. Staff finds the side and rear yard setbacks meet the minimum requirements.

The site plan indicates an appropriate walkway to a set of existing stairs. Staff has no concerns regarding the proposed walkway and retention of the existing stairs. The site plan does not indicate an existing or proposed sidewalk. Staff recommends the Applicant clarify whether there is an existing or proposed sidewalk. Staff recommends any sidewalk replacement meet the requirements outlined in the regulations.

The site plan indicates a 6' tall wood fence on the sides and rear of the property. Staff finds the proposed fence meets the regulations. The site plan indicates existing and proposed retaining walls. The height and materials of the retaining walls are not indicated. Staff recommends the site plan indicate the height and material details of the existing and proposed retaining walls.

Off-street parking is required for all new residential structures with conforming lots (as to size and frontage) in R-5 zoning districts. The site plan indicates a concrete driveway that is less than 10' in width. The proposed driveway is located more than 20' past the front façade and is connected to a garage opening on the side elevation. Staff finds the parking and driveway requirements have been met.

Massing and Building Height

The proposed house is 1.5 stories, with an almost full floor built into the attic space. The house has a generally rectilinear plan, with a 2/3-width, deep front porch. While the front facade and front porch of the proposed house faces the lot frontage, they are not parallel to the lot frontage. The Staff would note however, that the prevailing pattern of front façade orientation in relation to the lot frontage is a non-parallel, such that the front facades of the houses on the block "step" back from the lot frontage and are perpendicular to the side lot lines. As such, the Staff finds that the orientation of the house meets the District regulations.

The roof plan of the house consists of a front-to-back gabled roof. Smaller front-facing gables over the front porch and small front-projecting bay and two dormers complete the roof form. Essentially, the roof plan is an elongated version of a simple gabled roof house, with additional smaller roof forms attached thereto. The roof pitch over the front façade is gabled and more then 6 to 12 in pitch, both of which meet the District regulations.

The Staff finds that the other “additive” features of the proposed roof are secondary in nature and as such do not alter the main roof form and the roof form over the front façade

Per the District regulations, the maximum height allowed is 35’. The Grant Park Historic district regulations do not specify how the height should be measured. As such, Staff finds the standard City measurement should be used. In measuring the height at the front façade, Staff finds the height requirement has been met. The house is elevated above grade at least two entrance steps, which meets the District regulations. The front porch steps will have closed ends, although it is not clear if they will have closed risers. The Staff would recommend the front porch steps have closed risers.

Building Facades

The Commission reviews the facades that face a public street. This is an interior lot, therefore Staff will only comment on front façade architectural elements, materials, and proportions.

Windows and Doors

A single front door with large sidelights and transom light is shown centered on the front façade.

The District regulations allow the proposed windows to be either consistent with other contributing houses in the District or meet the fenestration percentage requirement (15%-40%). Staff has concerns as the proposed windows have muntins that appear to be too small. It is not clear that the windows are either true divided lite or simulated divided lite. The percentage requirement takes into account all front facing walls (main floor, main gable and two accent gables). It is not clear that the proposed windows meet the percentage requirement.

While Staff has general concerns regarding the proposed windows, Staff finds the larger concern is the non-compliance with a previously approved condition. In 2009, as part of the approval of the demolition of the previously existing house (HD-09-019), the Commission required that the 13 windows, trim, front door and sidelights were to be re-used in the new house. The Applicant at the time agreed to the condition and stated the windows and doors had been field measured and would be reused in the new house.

In pictures provided by the Applicant, it is clear that the original windows were not reused as required by the conditions and agreed to by the Applicant. Given that five years has past, Staff finds it likely that the original windows are no longer on site. Staff recommends the elevations indicate replicas of the original windows that are wood, true divided lite and match the design of the original windows as pictured in the survey photo on file. Staff recommends the elevations indicate a replica of the front door and sidelights to match the design and material of the original front door and sidelights as pictures in the survey photo in the file.

Building Materials

The proposed materials include smooth cementitious siding with a 5” reveal, wood door, cedar shake in the gables and a brick foundation. Staff finds the materials noted on the plans meet the requirements. Staff would note there are no material details indicated for the roof, trim, stairs, columns or railings. Staff recommends all material details are indicated on the plans.

Porch

The proposed dwelling has a 2/3 width porch with a depth of 14’. The porch meets the minimum width and depth for new porches in the district. The front porch foundation is more than 30” and therefore a code height railing is required. Staff finds the overall size, design and architectural elements of the front porch meet the requirements.

Staff Recommendation: Based upon the following:

1) The plans meet the District regulations, with the exceptions noted above, per Section 16-20K.007;

Staff recommends approval of the application for a Type II Certificate of Appropriateness (CA2-14-189) for a revision to plans at **661 Ormewood Avenue** – Property is zoned R-5/Grant Park Historic District (Subarea 1), with the following conditions:

1. The Applicant shall submit documentation the front yard setbacks meets the requirements, per Section 16-20K.007(1)(a);
2. The Applicant shall clarify whether there is an existing or proposed sidewalk, per Section 16-20K.00(2)(E);
3. Any sidewalk replacement shall meet the requirements outlined in the regulations, per Section 16-20K.00(2)(E);
4. The site plan shall indicate the height and material details of the existing and proposed retaining walls, per Section 16-20K.007(14)(c);
5. The front porch steps shall have closed risers, per Section 16-20K.007(2)(B)(7);
6. The elevations shall indicate replicas of the original windows that are wood, true divided lite and match the design of the original windows as pictured in the survey photo on file, per HD-09-019.
7. The elevations shall indicate a replica of the front door and sidelights to match the design and material of the original front door and sidelights as pictures in the survey photo in the file, per HD-09-019.
8. All material details shall be indicated on the plans; and
9. Staff shall review, and if appropriate, approve the final plans.



CITY OF ATLANTA

M. KASIM REED
MAYOR

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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT

May 14, 2014

REVISED

July 9, 2014

(Revised text shown in italic.)

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-14-124) for alterations and an addition and *(CA3-14-187) for a variance to allow an addition taller than the existing house and with a higher ridge line at 1030 Austin Ave.* - Property is zoned R-5 / Inman Park Historic District / Beltline.

Applicant: Daniel Hanlon
322 Clifton Rd.

Facts: According to the District inventory sheet, the house was built in 1920 and is considered contributing to the District. The one-story, front gable roof house has a full-width front porch. The front yard of the lot sits above the sidewalk and the house itself sits on a relatively standard crawlspace foundation.

The Applicant proposes to:

1. Add an addition to the top of the house by building a side-to-side gable with the front of the gable springing from the front façade of the house and extending almost to the rear façade of the house;
2. On the front façade: replace the existing attic vent louvers with double hung, simulated divided light, wood windows; and restore two of the front porch column bases by removing the extra, applied brick that is part of the stair cheek walls;
3. On the west façade: add a 1" x 10" wood water table / band trim at the top of the foundation; add a transom window in the front portion; add two, double hung, simulated divided light, wood windows in the rear portion; add a group of four casement windows (two relocated and two new, wood, simulated divided light) at the very rear, inset portion; and
4. On the east façade: add paired, double hung, simulated divided light, wood windows in the rear portion; screen in the rear porch; and add a skylight on the existing gable behind the new side-to-side gable.

No site work is proposed as this time. No existing elevations will be submitted for the side elevations, but some photographs were provided.

The Applicant submitted two applications in their original submission, one for the design itself (CA3-14-124) and one for the variance (CA3-14-135). These two applications were reviewed by the Commission at its May 14th meeting and both were deferred to the May 28th Commission meeting. At the May 28th meeting, the variance application (CA3-14-135) was denied by the Commission, while design review application (CA3-14-124) was deferred until the July 9th Commission meeting.

Subsequently, the Applicant submitted a revised variance application (CA3-14-187) and revised design (still within the umbrella of CA3-14-124) for consideration by the Commission. In the revised design, the height of the new side-to-side gable has been reduced (from 9 ft. 2 in. to 4 ft. 9 in. above the original front gable), the pitch of the new side-to-side gable has been reduced (from 8:12 to 6:12), the pitch of the rear roof area has been increased (from 7:12 to 9:12), and the window configuration and arrangement of materials on the side elevations has been revised.

It is these revised and now current materials that are before the Commission at this time and addressed in this Staff Report.

Analysis: The following code sections apply to this application:

Per Section 16-20L.005 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to all properties located within the Inman Park Historic District.

1. General criteria.

- a. Except as otherwise provided herein, the procedures for determining the appropriate type of certificate of appropriateness shall be those specified in section 16-20.008 of the Zoning Code.
- b. In the Inman Park Historic District, the commission shall apply the standards referenced below only if the standards set forth elsewhere in this chapter 20L do not specifically address the application including multifamily residential, institutional, commercial, industrial and mixed use structures in Subarea 1:
 - i. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
 - ii. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
 - iii. Each property shall be recognized as a physical record of its time, place, and use. Changes shall not be undertaken that create a false sense of historical development, such as adding conjectural features or elements from other historic properties.
 - iv. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
 - v. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize a property, shall be preserved.
 - vi. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and, where possible, materials.
 - vii. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
 - viii. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
 - ix. New additions, exterior alterations, or related new construction, shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work may be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

- x. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- d. Compatibility rule:
 - i. The intent of the mayor and council in establishing the regulations of the Inman Park Historic District is to ensure that alterations to existing structures, and new construction, in Subarea 1 and alterations to existing contributing structures in Subarea 2 and Subarea 3 are compatible with the historic design, scale, and general character of the entire district as it existed in 1945, of the contributing structures in each subarea, and of the contributing structures in the immediately adjacent environment of a particular block face; and further, to ensure that lot platting in Subarea 1 is compatible with the historic platting pattern of Subarea 1 and of a particular block face as it existed in 1945.
 - ii. To further that intent and simultaneously permit flexibility in design, the regulations provide a compatibility rule which is as follows:
 - (a) Where quantifiable (i.e. building height, setback, etc.), the element or building characteristic in question shall be no less than the smallest such element or building characteristic of buildings or site layouts in that block face that characterizes such like contributing buildings and shall be internally consistent with the historic design of the structure and shall be no greater than the greatest such element or building characteristic of buildings or site layouts in that block face that characterizes such like contributing buildings or site layouts and shall be internally consistent with the historic design of the structure.
 - (b) Where not quantifiable (roof form, architectural trim, etc.) it shall be compatible with that which predominates in contributing structures on that block face and shall be internally consistent with the historic design of the structure.
 - f. Building height shall be measured on the front elevation from the average point of grade on the front elevation to the highest point of the roof or façade, whichever is higher.
- 2. Certificates of appropriateness.
 - a. Notwithstanding any other provision herein, no certificate of appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
 - d. Type III certificates of appropriateness shall be reviewed by the commission and shall be required for:
 - ii. Additions that are visible from a public street or park, unless such additions are specifically exempted from a certificate of appropriateness in the subarea regulations.
 - e. Type IV certificates of appropriateness shall be required for demolition or moving of any contributing principal structure. A partial demolition of a contributing principal structure shall require a Type IV certificate of appropriateness only when said partial demolition will result in the loss of significant architectural features that destroys the structure's historic interpretability or importance.
- 3. Variances, Special Exceptions, and Appeals.

Variance applications, applications for Special Exceptions, and appeals from these Regulations shall be heard by the Commission. The Commission shall have the authority to grant or deny variances from the provisions of this Chapter when, due to special conditions, a literal enforcement of its provisions in a particular case will result in unnecessary hardship. The procedures, standards, and criteria for decisions regarding such variances shall be the same as those specified in Chapter 26 of this Part 16. The Commission shall have the authority to grant or deny applications for Special Exceptions pursuant to the standards in Chapter 25. The Commission shall have the authority to grant or deny applications for appeal pursuant to the standards in Section 16-30.010 and the appeal provisions for said decision, set forth in Section 16-30.010(e), shall also apply to the Commission's decision.

Sec. 16-20L.006. - Specific regulations for Inman Park Core District, Subarea 1.

In the Inman Park Core District, Subarea 1, the commission shall apply the standards referenced in section 16-20L.005(1)(b) only if the standards set forth below in this chapter 20L do not specifically address the application:

- 1. Design standards and other criteria for construction of and for additions to one- and two-family residential structures.
 - d. A paved walkway from the front sidewalk to the front entry of the principal structure shall be provided.
 - f. The compatibility rule shall apply to the form and pitch of the primary roof of the principal structure.
 - g. The compatibility rule shall apply to the height, scale, and massing of the principal structure, except as noted below. In no case shall the height of a structure exceed 35 feet. (See section 16-28.022 for excluded portions of structure.)

- i. The height of additions shall not be subject to the compatibility rule, but shall be no higher than the existing structure.
 - ii. Notwithstanding the compatibility rule, any new roof ridge line shall be no higher than the highest roof ridge line of the existing structure.
- n. The compatibility rule shall apply to the following aspects of fenestration, if visible from a public street or park upon completion:
 - i. The style of the individual window.
 - (1) Windows in the front façade shall be predominantly vertical in proportion.
 - (2) If muntins and/or mullions are used, such muntins and/or mullions shall be either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass.
 - (3) Window and door casings widths and depths are subject to the compatibility rule.
 - ii. The size and shape of individual window openings.
 - iii. The overall pattern of fenestration as it relates to the building façade.
- p. Wood lap siding, cementitious lap siding, brick, stone, external insulating finishing system ("EIFS"), and true stucco systems are permissible building materials for the façade of the principal structure. Corrugated metal, aluminum siding, and vinyl siding are not permitted.
- q. The compatibility rule shall apply to building materials and design elements, if visible from a public street or park upon completion, and in addition to all other applicable regulations, as follows:
 - i. The dimensions of the exposed face of lap siding and wood shingles.
 - ii. The type of brick and pattern of brickwork.
 - iii. The type of stone and pattern of stonework.
 - v. The size and type of doors.
 - (1) Exterior doors shall be wood panel or fixed glass panel in wood frame.
 - vi. The materials and pattern of roofing.
 - vii. Paving materials for walks and drives.
 - (1) Asphalt is not permitted.
 - x. Skylights are permitted where not visible from a public street or park wherever possible. Protruding bubble skylights are prohibited.
- 2. Setback requirements:
 - b. New additions to existing structures: The following setback requirements and maximum floor area ratio shall apply to all permitted uses of new additions to existing structures: Rear setbacks shall be subject to the compatibility rule. The compatibility rule shall not apply to the front and side setbacks of any addition to an existing structure, however the front and side yard setbacks of the addition shall not be less than the respective setback, at its closest point, of the existing structure.
- 4. Principal uses and structures:
 - a. Properties that have an underlying zoning designation of R-5 shall be used only for the following principal purposes subject to the following provisions:
 - v. Floor area ratio shall not exceed 0.50.

Per Section 16-26.003:

- (1) Findings Required: Except as permitted by the provisions of subsection (2) below, variances may be granted by the board only upon making all of the following findings:
 - (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
 - (b) The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship;
 - (c) Such conditions are peculiar to the particular piece of property involved; and
 - (d) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.

Variance Analysis (CA3-14-187):

The Applicant submitted a variance analysis previously sent to Commission members.

The Applicant notes in their variance analysis that the existing ridge line would preclude creation of a second floor on the house due to a lack of head height (approximately 7 ft.). The Applicant further notes that the existing ridge height is “significantly lower than almost every other house on the block face.” Lastly, the Applicant notes that with the proposed addition, the front façade of the house would be intact, would have a limited visual effect from the street, and wouldn’t be taller than other houses on the block face. In addition, the Applicant included a photographic study of part of the block face noting various heights and relationships between the houses.

While the Staff agrees that 7 ft. head height is not sufficient for living space, the Applicant has not shown why not being able to use the entire attic of a house for a new second floor is a hardship. Further, the Staff would not concur that the proposed side-to-side gable would be not be lower than almost every other house on the block face. For example, it would appear to be taller than the two houses immediately to the right of the subject house. The Staff would note that the house to the left is a 1990s in-fill construction reviewed under the terms of the SPI-5 zoning district. Lastly, the Staff finds that the proposed side-to-side gable, even viewed in perspective from the street looking up, will be a substantial change in the house’s character and visual presence, even with the limited changes to the front façade.

The Staff finds that the Applicant has not shown that there are conditions extraordinary or exceptional to the lot, an unnecessary hardship would be created to make an addition that meets the height requirements, there are peculiar conditions related to this property or that there would not be substantial detriment to the public good.

Therefore the Staff would recommend deferral of the variance to allow time for the Applicant to attempt to document that the requested variance meets the criteria for the variance being issued.

In the revised variance argument, the Applicant noted that the existing lot coverage (which by City definition includes all of the man-made features on the property, including the gravel parking area) is already above the allowed 50% limit. Thus, any expansion of the footprint for a rear addition (or partial rear addition / roof top addition) would require a variance. The Applicant also notes that there is a retaining wall and elevated grade towards the rear of the lot that would make a potential rear addition “awkward”. Even if a variance for an increase in lot coverage was approved, the depth of the addition would be somewhat limited by the rising topography and existing parking area.

The Applicant also included a revised rendering of how the new gable roof / ridge line would appear from the street level across the street (given the elevated grade of the property) and in comparison to the adjacent houses. In this revised rendering, the proposed gable is significantly hidden by the front-to-back main gable, even as seen from its most visible location across the street. The Applicant provided an additional rendering showing the proposed gable roof / ridge line from down the street, to the left of the house. This rendering also shows a significantly hidden proposed gable.

The Staff would agree that it would difficult to make an addition of any substantive size to the rear of the house due to lot coverage requirements and topography. Based on the revised design, the Staff would also agree that the revised design will have a significantly less visual effect on the character of the house, will reduce the massing of the addition in relation to the existing house, and will substantially retain the house's one-story size in relationship to the other historic houses on the block face. While the revised design will still be visible from the street, it will eliminate the Staff's concern about changing the house from a front gable house into a side gable house. Further, the rendering shows that the revised design (as viewed from the street and in absolute terms) would be lower than the historic house to the right and the historic house to the right of that.

Given that the Staff finds that the program could not be effectively accommodated in a true rear addition, the Staff thinks that the size and scale of the proposed addition needs to be as minimal as possible to accommodate the desired program. In conclusion, the Staff finds that the revised design is a solution that minimizes the visual and massing impacts of the proposed gable on the existing house and block face. The Staff further finds that the proposed design is likely the only reasonable solution to accommodate the desired program.

Based on the revised plans submitted for CA3-14-187, the Staff would recommend approval of the variance request conditioned on the height of the proposed addition being limited to 4 ft. 9 in. above the existing front-to-back gable ridge line.

Design Analysis (CA3-14-124):

Add an addition to the top of the house by building a side-to-side gable with the front of the gable springing from the front façade of the house and extending almost to the rear façade of the house.

Given the Staff's concerns regarding the variance related to the addition's height in relationship to the existing house, the Staff will only address the setbacks and architectural characteristics of the addition, including the individual architectural features.

The addition will be located on top of and aligned with the existing facades of the house. Given that the existing house is considered contributing to the District (and thus automatically within the range on the block face) the front and rear yard setbacks of the addition met the District regulations. Given the addition will not be any closer to the side property lines on both the left and right sides as the closest point of the left and right sides of the existing house, the addition meets the side yard setback requirements as well.

The revised design retains setbacks that meet the District regulations.

While the Staff generally concurs with the architectural composition of the side ends of the gable (siding / shake combination, window design and sizes, etc.), it is concerns about the use of the standing seam metal shed roofs. Metal roofing is uncommon in the District, including on Bungalows. Further, the Staff is concerned about the seven (7) on the east facade and the eight (8) brackets on the west facade that will be used underneath the metal shed roof as too numerous. The Staff would recommend that the metal shed roof and associated brackets be redesigned to be compatible with the existing architecture of the house.

In the revised design, on the west elevation the number of windows has been reduced to four (4) windows and on the east elevation the number of windows has been reduced to six (6). The number roof brackets on both the east and west facades has been reduced to three (3). The shed roof has been eliminated from the design. The Staff does not have concerns about the revised materials and architectural elements on the sides of the proposed addition.

On the front façade: replace the existing attic vent louvers with double hung, simulated divided light, wood windows; and restore two of the front porch column bases by removing extra, applied brick that is part of the stair cheek walls.

The Staff has no concerns about the replacement of the attic louvers or the removal of the extra, applied brick to the front porch columns.

This component of the project remains the same and the Staff still does not have any concerns.

On the west façade: add a 1" x 10" wood water table / band trim at the top of the foundation; add a transom window in the front portion; add two, double hung, simulated divided light, wood windows in the rear portion; add a group of four casement windows (two relocated and two new, wood, simulated divided light) at the very rear, inset portion.

The Staff does not have concerns about the addition of the wood water table / band trim or the design of the two windows on the rear portion of the façade. The Staff does have concerns about the two other changes to this façade.

First, the Staff is concerned about the size and location of the transom window. While it understands the use of decorative transom and similar smaller windows as accent windows in certain rooms (dining rooms, bathrooms, closets) and in stair ways / stair halls, this transom is unusually long accentuating its horizontal form and presence. Also, there are existing windows that will be removed, which based on the limited photographs do not appear to be in poor condition and have the house's distinctive transom design. The Staff would recommend the Applicant provide more information about the existing windows where the transom window will be located on the west façade and that the transom window design on the west façade be redesigned to decrease the length of the window and its horizontal presence.

The horizontal transom window has been removed and one of the existing double hung window with its transom has been retained. There are no new double hung windows proposed in the rear portion of the façade. However, the Staff is still concerned about the removal of the other double hung window in the front portion of the façade. A second double hung window on the rear portion of the façade has been removed to accommodate the stairs to the new second level. The Staff would recommend the Applicant document the condition of the double hung window in the front portion of the west façade that warrants its removal.

Second, the Staff is concerned that the new and relocated casement windows will be replacing existing windows which appear, based on the limited photographs, to be in good condition. The Staff would recommend the Applicant provide more information about the existing windows where the grouped casement windows will be located on the west façade.

As no substantial new information was provided in the revised submission, the Staff would retain its previous recommendation.

On the east façade: add paired, double hung, simulated divided light, wood windows in the rear portion; screen in the rear porch; and add a skylight on the existing gable behind the new side-to-side gable.

The Staff has no concerns about the screening-in of the existing porch. The Staff would recommend the Applicant document that lack of visibility from the public street of the proposed skylight. While the Staff has no concerns about the design of the proposed windows, it is not clear that the condition of the existing windows that would come out in this location necessitates their replacement. The Staff would the Applicant provide more information about the existing windows where the new, paired windows will be located on the east façade.

As no substantial new information was provided about the visibility of the skylight or the existing windows to be replaced, the Staff would retain its previous recommendations.

Other Design Concerns

The Staff would recommend that the plans specify that all exterior light divisions shall be permanently affixed to the exterior of the glass.

This has been noted on the plans in the revised submission.

The Staff would recommend the Applicant clarify the calculations for the floor area ratio.

The revised site plan includes a clear floor area calculation, which meets the District and underlying zoning regulations.

The Staff would recommend the Applicant clarify the proposal for the partially completed front walk and document that it meets the District regulations.

The revised plans note that the completion of the existing, partial front walk system will be brick pavers or concrete, both of which meet the District regulations.

New Roof Pitch for Rear Portion of Front-to-Back Main Gable

As noted above, the revised proposal includes increasing the roof pitch of the front to back main gable from 7:12 to 9:12. While it generally does not support increasing roof pitches, given the presence of the new, side-to-side gable, the Staff does not have concerns about the increased roof pitch. From the public street, this will be only minimally noticeable and only for those sections that are not blocked from view by the new side-to-side gable.

Variance (CA3-14-187):

Staff Recommendation: Based upon the following:

- (a) *The Applicant has not shown that all of the variance criteria have been met, per Section 16-26.003(1).*

Staff recommends *approval* of the application for a Type III Certificate of Appropriateness (CA3-14-187) for a variance to allow an addition taller than the existing house and with a higher ridge line at **1030 Austin Ave.** - Property is zoned R-5 / Inman Park Historic District / Beltline, with the following condition:

1. *The height of the proposed addition shall be limited to 4 ft. 9 in. above the existing front-to-back gable ridge line, per Section 16-26.003.*

Design Review (CA3-14-124):

Staff Recommendation: Based upon the following:

- (a) *The Staff recommendation regarding CA3-14-187; and*
(b) *Most of the component of the revised design meet the District regulations, per Section 16-20L.005 and Section 16-20L.006.*

Staff recommends *approval* of an application for a Type III Certificate of Appropriateness (CA3-14-124) for alterations and an addition at **1030 Austin Ave.** - Property is zoned R-5 / Inman Park Historic District / Beltline with the following conditions:

1. *The Applicant shall document the condition of the double hung window in the front portion of the west façade that warrants its removal, per Section 16-20L.005(1)(b);*
2. *The Applicant shall provide more information about the existing windows where the grouped casement windows will be located on the west façade, per Section 16-20L.005(1)(b);*
3. *The Applicant shall document the lack of visibility from the public street of the proposed skylight, per Section 16-20L.006(1)(q)(x);*
4. *The Applicant shall provide more information about the existing windows where the new, paired windows will be located on the east façade, per Section 16-20L.005(1)(b); and*
5. *The Staff shall review, and if appropriate approve, the final plans, elevations, and supporting materials.*



CITY OF ATLANTA

M. KASIM REED
MAYOR

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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT

June 11, 2014

Updated

July 9, 2014

(updated information in italics)

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-14-156) for alterations and additions at **551 Harwell Road (St. Paul of the Cross Catholic Church)** - Property is zoned R-3/Collier Heights Historic District.

Applicant: Shona Griffin
4000 Fert Heights Drive

Facts: According to the Collier Heights survey book, this church is considered contributing.

At the June 11th meeting, this application was deferred to allow the Applicant time to address the concerns of Staff and the Commission.

Analysis: The following code sections apply to this application:

Per Section 16-20Q.005 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to all properties located within the Collier Heights Historic District.

Sec. 16-20Q.005. General regulations.

The following general regulations shall apply to the Collier Heights Historic District.

(1) General criteria.

- a. Except as otherwise provided herein, the procedures for determining the appropriate type of certificate of appropriateness shall be those specified in section 16-20.008 of the Zoning Code.
- b. In the Collier Heights Historic District, the Commission shall apply the standards referenced below only if the standards set forth elsewhere in this Chapter 20Q do not specifically address the application including but not limited to multifamily residential, institutional, commercial and mixed use structures:

- i. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
 - ii. The historic character of a property shall be retained and preserved. Distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall not be removed.
 - iii. Each property shall be recognized as a physical record of its time, place, and use. Changes shall not be undertaken that create a false sense of historical development, such as adding conjectural features or elements from other historic properties.
 - iv. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
 - v. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize a property, shall be preserved.
 - vi. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and materials.
 - vii. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
 - viii. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
 - ix. New additions, exterior alterations, or related new construction, shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work may be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 - x. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (2) *Certificates of appropriateness.* Certificates of appropriateness within this district shall be required as follows:
- (vi) The following shall require a Type III certificates of appropriateness which shall be reviewed by the commission:
 - (a) All new principal structures;
 - (b) Additions to principal structure;
 - (c) Revisions to Type III certificate of appropriateness applications previously approved by the commission, conditionally or otherwise, including but not limited to changes in floor area ratio, lot coverage, setback, building footprint, or building height;
- (3) *The compatibility rule.* In general, the intent of the regulations and guidelines is to ensure that alterations to existing structures and new construction are compatible with the design, proportions, scale, massing, and general character of the contributing buildings in the immediately adjacent environment of the block face, the entire block, or the district as a whole. To permit flexibility, many regulations are made subject to the compatibility rule, which states: "The element in question (i.e. roof form, architectural trim, façade material, window type and material, etc.) shall match that which predominates on the contributing buildings of the same architectural style and like use on that block face or, where quantifiable (i.e., buildings height, setbacks, lot dimensions, etc.), no smaller than the smallest or larger than the largest such dimension of the contributing buildings of the same architectural style and like use on that block face."
- (a) For the purposes of the compatibility rule, height and width shall be measured at the front façade.

- (b) Those elements to which the rule applies are noted in the regulations by a reference to the "compatibility rule."
- (c) When no structure exists on a block face that would qualify as a comparable structure under the compatibility rule, the comparisons shall be made to a qualifying structure(s) on the block, and if no such structure exists on the block, the comparison shall be made to a qualifying structure(s) on an adjacent block face or block, and if no such structure exists on an adjacent block face or block, the comparison shall be made to a qualifying structure(s) located in the district.

Sec. 16-20Q.006. Specific regulations.

In addition to the general regulations set forth in section 16-20Q.005, and any other applicable regulations, the following regulations shall apply to all properties in the District:

(1) *Building façades, materials, and massing.*

- (a) All new principal structures shall conform to the existing building orientation by having front façades and front doors facing and parallel to the street, and except in those blocks in which the historic pattern is such that structures are situated at an angle to the street, in which case the compatibility rule shall apply. If located on a corner lot, the orientation of the front façade shall be based on the compatibility rule whenever possible.
- (b) Front, side and rear yard setbacks for all new principal structures shall be subject to the compatibility rule. The front and rear yard setbacks of additions shall be subject to the compatibility rule. The side yard setbacks of additions shall not be subject to the compatibility rule but shall be no closer than the side yard setbacks of the existing principal structure.
- (e) The compatibility rule shall apply to the overall design, size, scale, massing and width of new principal structures and additions.
- (g) The compatibility rule shall apply to all building façade materials on all façades, and in addition to all other applicable regulations, as follows:
 - (h) The presence and dimensions of the exposed face of lap siding and wood shingles.
 - (i) The presence and type of brick and pattern of brickwork.
 - (ii) The presence and type of stone and pattern of stonework.
 - (iii) The presence, material and texture of stucco.
 - (iv) The materials and pattern of roofing.

(2) *Windows and doors.*

- (a) Original or historic windows and exterior doors shall be retained.
- (b) Replacement windows or exterior doors shall be permitted only when the original or historic windows and exterior doors cannot be rehabilitated.
- (c) If original or historic windows or exterior doors cannot be rehabilitated, replacement windows and doors shall match the original or historic in light design, function, materials, shape, and size.
- (d) Replacement windows and doors for non-original or non-historic windows and doors shall be compatible with the architectural style of the structure or shall be subject to the compatibility rule.
- (e) On existing principal structures, new doors and windows in new openings, when permitted, shall be compatible in scale, size, proportion, placement and style to existing windows and doors.
- (f) On the front and side façades of new principal structures and additions, the ratio of openings to solid; the scale, size, proportion, and location of all openings; and the design, light patterns, and material of windows and doors shall be established by the compatibility rule.

(4) *Foundations.*

(a) Replacement foundation materials shall replicate the original or existing materials in size, shape, color, texture and mortar and shall be installed using construction techniques similar to the original or existing.

(b) On the front and side façades of new principal structures and additions, foundations shall be of masonry or concrete construction. Other foundation materials are permitted provided if they are compatible with the structure on which they are located and in scale, materials and style with foundations of adjacent and surrounding structures.

(21) *Design criteria for alterations and additions to contributing structures.* Alterations and additions to contributing structures requiring a certificate of appropriateness shall be consistent with and reinforce the historic architectural character of the entire existing contributing structure, shall comply with the applicable regulations for in subsection 16-20Q.006; and shall not destroy historic materials that characterize the property. The new work may differentiate from the old. To protect the historic integrity of the property and its environment, any new work shall be compatible with the massing, size, scale and architectural features of the property and environment.

Site

The Applicant provided a partial site plan as opposed to a full site plan. In looking at the floor plan, there is an internal courtyard that is not accurately depicted on the site plan. Further, there are several buildings, walkways and stairways on the property that are not indicated. Staff recommends the Applicant provide a full site plan that accurately details all of the existing and proposed conditions.

As recommended by Staff, the Applicant has provided a full site plan. In comparing the site plan to the lot dimensions indicated on the City lot boundary map, Staff finds there is a discrepancy. Staff suggests the Applicant work with the Office of Planning Subdivision Staff to resolve the lot dimension discrepancy.

The Applicant is proposing an addition on the front of the building. Per regulations, the front yard setback requirement is based on the compatibility rule. The Applicant did not provide any information regarding the front yard setbacks of buildings of like use on the block face. Staff recommends the Applicant provide documentation the front yard setback requirement has been met. As the sides of the addition do not extend beyond the existing building, Staff finds the side yard setback requirement has been met.

The Applicant did not provide compatibility information regarding the front yard setbacks. Staff retains its recommendation regarding front yard setback documentation.

Per underlying zoning, the maximum floor area ratio (FAR) allowed is .40. The Applicant did not submit any information regarding the FAR. Staff recommends the Applicant provide documentation the project meets the FAR requirement. Per underlying zoning the maximum lot coverage allowed is 40%. The Applicant did not submit any information regarding the lot coverage. Staff recommends the Applicant provide documentation the lot coverage requirement has been met.

As recommended by Staff, the Applicant provided information regarding the FAR and lot coverage. Staff finds the FAR and lot coverage requirements have been met.

New Addition and Alterations

The Commission reviews the front and side facades, therefore Staff will only make comments regarding the front and side facades.

In general it would be helpful to have more information regarding the church. While the building is considered contributing, we do not have information on the date of construction or when various additions and alterations occurred. Staff recommends the Applicant provide information and construction dates for the church and the various additions and alterations on the site.

At the June 11th meeting, the Applicant verbally provided information regarding the history of the church and the various additions. Staff recommends the Applicant provide written information regarding the construction dates of the construction of the church and various additions and alterations on the site.

The Applicant is proposing to add a one-story addition in front of an existing one-story building. In looking at the elevations, there is a main two-story church building that is adjacent to a historic one-story building. The existing one-story building is appropriately recessed so that the main church building is the dominant feature. In general, Staff finds the massing, materials and general design of the proposed addition is consistent and compatible with the existing building. There are also architectural and material details that connect the new addition to the adjacent church building. With that said, Staff has concerns regarding the location of the proposed addition.

Per regulations, new additions, exterior alterations, or related new construction, shall not destroy historic materials, features, and spatial relationships that characterize the property. In general, additions are highly discouraged on the front façade of historic buildings. In this case, the proposed addition will not only cover an existing historic building, it will also protrude past the façade of the main historic church building. It is important that the special relationships between the main church building and the other buildings be maintained. It is not clear why the same space cannot be created at the rear of the existing building. While Staff has no general concerns regarding additions to the existing property, Staff cannot support an addition on the front façade of an existing building. Staff recommends the Applicant submit a design solution that allows the additional space needed but does not impact the front façade of the existing historic buildings.

As recommended by Staff, the Applicant has provided additional information and two design alternatives. The first alternative (option #2) is a square addition located on the side of the main building and behind the baptistery. The Applicant indicates that its location behind the baptistery is an issue. The Applicant also indicates the proposed alternative will distract from the tower, will block the view of windows on the outside, will take away natural lighting and will be larger than the originally proposed addition.

Staff finds that the first alternative allows the existing historic building to remain the prominent feature. According to the Applicant, the addition has to be larger because the existing office space will not be used in the new design. It seems like part of the existing office space could be used for the new bathroom expansion. This would allow the bathroom to remain at the front of the building and allow the proposed side addition to be smaller. Given the information we have at this time, Staff finds that option #2 is feasible.

In the second alternative (option #3), the rectangular addition would be located at the rear of the church. Staff finds the proposed addition has no impact on the front façade and is in the ideal location from a preservation and architectural point of view. According to the Applicant, this option

is not feasible because it would eliminate the sacristy, chapel and community room. It is not clear from the submittal why the addition would require these areas be eliminated. Staff recommends the Applicant provide clarification regarding why the sacristy, chapel and community room would need to be eliminated. According to the Applicant, the addition will be invasive to the private quarters of the full time staff. There is no indication the site plan of living quarters. Staff recommends the Applicant provide clarification regarding where the private living quarters are and how the construction of a rear addition would impact the quarters.

According to the Applicant, the administrative office would have to provide access to the sanctuary or the private corridors on a daily basis. It's not clear from the floor plan why the corridor that goes past the kitchen cannot be used to access the rear addition. Staff recommends the Applicant provide clarification regarding the concern about access to the rear addition. Given the information we have at this time, Staff finds that option #3 is feasible.

The Applicant is proposing to alter the front door configuration on the main church building. In looking at the as-built elevations, there is currently a four door configuration that will be reduced to a two door configuration. The pictures submitted do not indicate the current conditions of the doors. The purpose for the alteration is not clear. Staff recommends the Applicant provide information on the condition of the main church doors and why the alteration is required.

No information was submitted regarding the front doors. Staff retains its recommendation regarding documentation of the front door alterations.

Staff Recommendation: Based upon the following:

- (a) The plans minimally meet the regulations per Section 16-20Q.006, with the exceptions noted above;

Staff recommends deferral of the Application for a Type III Certificate of Appropriateness (CA3-14-156) for alterations and additions at **551 Harwell Road (St. Paul of the Cross Catholic Church)** - Property is zoned R-3/Collier Heights Historic District, to address the following concerns:

1. The Applicant shall submit documentation the front yard setback requirement has been met, per Section 16-20Q.006(1)(b);
2. The Applicant shall provide written information and construction dates for the church and the various additions and alterations on the site;
3. The Applicant shall provide clarification regarding why the sacristy, chapel and community room would need to be eliminated;
4. The Applicant shall provide clarification regarding where the private living quarters are and how the construction of a rear addition would impact the quarters;
5. The Applicant shall provide clarification regarding concern about access to the rear addition;
6. The Applicant shall submit revised plans that reflect either option #2 or #3, per Section 16-20Q.005(1)(b)(ix);
7. The Applicant shall provide information on the condition of the main church doors and why the alteration is required, per Section 16-20Q.005(1)(b)(ix); and
8. Staff shall review and if appropriate, approve the final plans.